



Flat 16a, Sweetbriar House Chapel Hay Lane, Churchdown,
Gloucester, GL3 2HS

£130,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Situated in the very centre of highly sought-after Churchdown Village, this exceptional two-bedroom duplex apartment offers a rare opportunity to secure a uniquely designed home reserved exclusively for the over 55s. Unlike most retirement properties, this beautifully arranged duplex is spread across two floors, providing a house-like feel while offering all the convenience and security of apartment living.

Positioned on the first floor of the building, the apartment welcomes you into a generous entrance hall, setting the tone for the spacious accommodation throughout. The modern, well-appointed kitchen enjoys ample storage and workspace, while the impressive sitting room benefits from dual-aspect windows, filling the space with natural light and providing a bright and comfortable area to relax or entertain.

Stairs lead to the upper floor where you will find two well-proportioned bedrooms and a contemporary shower room. Previous occupiers have cleverly optimised the landing area to create a compact yet functional office space—ideal for reading, hobbies, or managing day-to-day tasks.

One of the standout features of this development is the recently refurbished rooftop terrace. Offering breathtaking 360-degree panoramic views across Gloucester and Cheltenham, it is the perfect place to enjoy a morning coffee, relax with neighbours, or simply take in the ever-changing skyline.

This unique duplex apartment provides a wonderful blend of comfort, convenience, and character—an exceptional opportunity in a superb village location. Perfect for those seeking independent living with a touch of something special.

Agents Note

Leasehold.

No pets allowed

Lease length: 125 years from 1st January 1987

- 87 years remaining.

Service Charges: £2269.43 per annum as of 23/10/2024.

No pets allowed.

EPC Rating: TBC

Council Tax Band: B

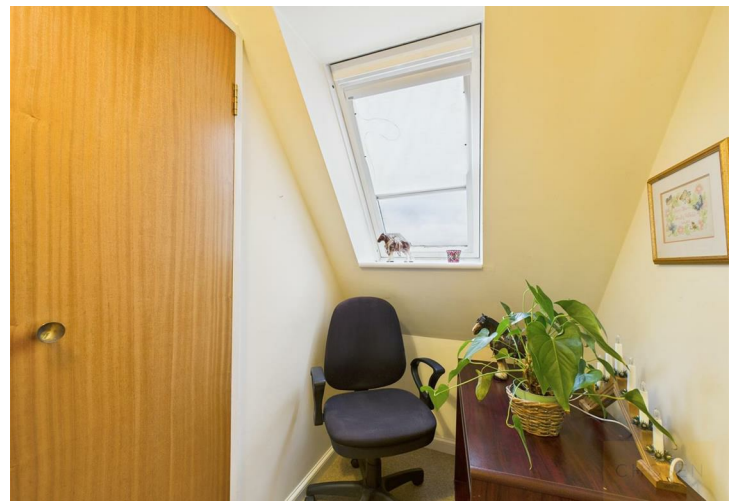
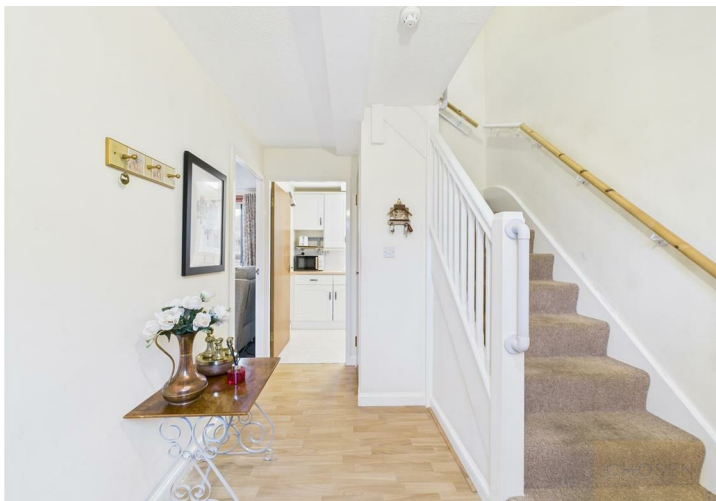
Mains Electric and Water are connected.

Fibre Broadband is available in the area

- Unique Two Bedroom Duplex
- Refurbished Rooftop Terrace
- Beautiful Views Of Churchdown Hill
- EPC Rating - TBC
- Heart of Churchdown Village
- Located Close To Local Shops, Amenities And Transport Links
- No Onward Chain
- Council Tax Band - B

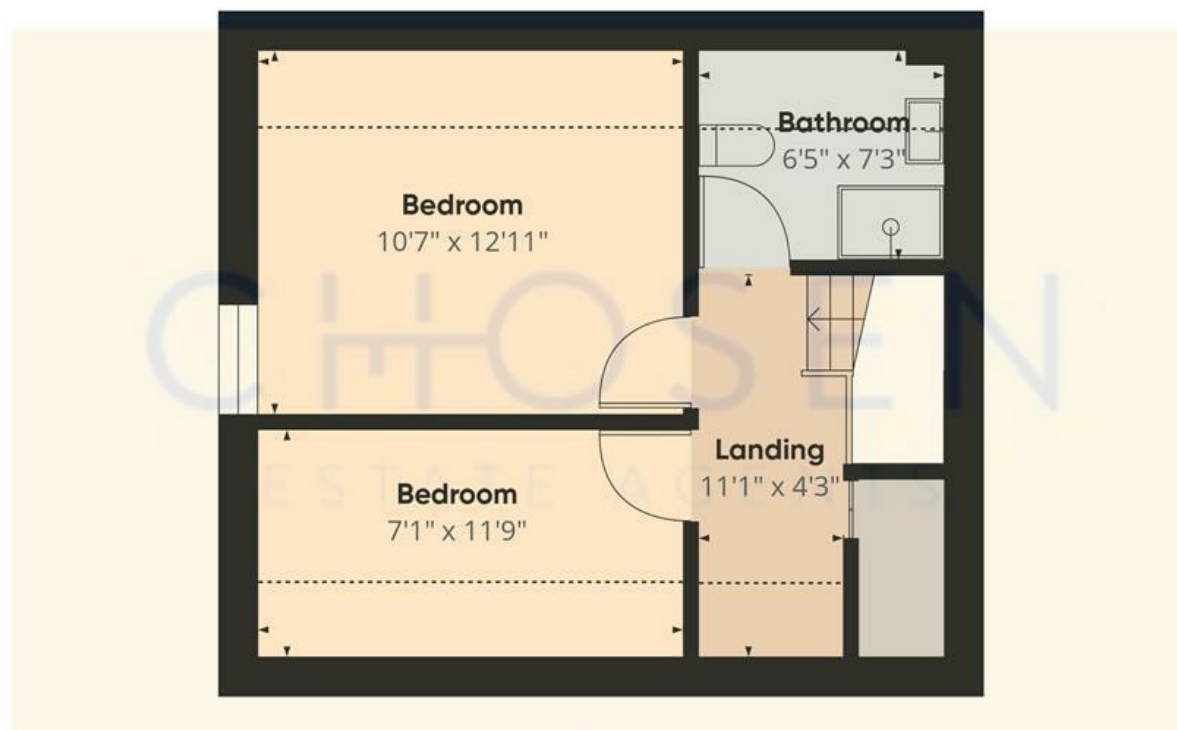
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





Floor 0



Floor 1

Approximate total area⁽¹⁾

715 ft²

Reduced headroom

77 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

