







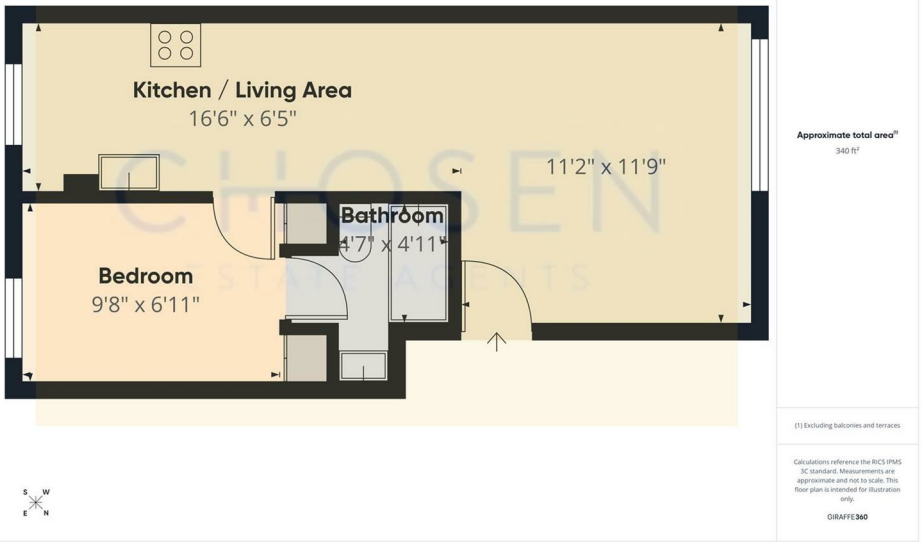

20 Leacey Court, Churchdown, Gloucester, Gloucestershire, GL3 1LA

£775 PCM

# TO LET

CHOSEN
ESTATE AGENTS

- AVAILABLE NOW
- OFF ROAD PARKING 1-2 CARS
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- COUNCIL TAX BAND A
- ONE BEDROOM MAISONETTE
- OPEN PLAN LOUNGE/ KITCHEN
- CLOSE TO LOCAL AMENITIES
- FRIDGE FREEZER & WASHING MACHINE
- EPC C




Directions

## THE PROPERTY

Chosen Estate Agents are delighted to present this well-located one-bedroom upper-floor maisonette, situated within the highly sought-after Highgrove Estate in Churchdown.

Ideally positioned to enjoy the convenience of local amenities and excellent transport links, the property offers spacious accommodation comprising a generous open-plan lounge/dining area, with useful storage shelving separating the lounge from the fitted kitchen. The kitchen is equipped with a washing machine and under-counter fridge and freezer.
To the left of the kitchen includes a double bedroom and bathroom, accessed directly from the bedroom.

Additional benefits include gas central heating and off-road parking for 1–2 vehicles.

**Alternative Deposit option available on this property**

Holding Deposit: £178.00 based on 1 weeks' rent of asking price
Security Deposit: £894.00 based on 5 weeks' rent of asking price
Council Tax band: A Local Authority: Tewkesbury Borough
EPC Band: C
Electricity supply: Mains, Gas Supply: Gas, Water supply: Mains, Sewerage: Mains
Heating: Gas central Heating Mobile phone coverage: i.e EE, Vodaphone, Three, O2

If satisfactory references are not obtained or you withdraw your application any financial loss to Chosen Estate Agents or the Landlord will be deducted from your holding deposit. If you or your guarantor provides information that is inaccurate, false, incomplete, or adverse credit not being disclosed then we may retain your holding deposit and reject your application.

## SITUATION

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