

24 Harris Close, Churchdown, Gloucester, GL3 2NQ

£70,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Cash Buyers Only An excellent opportunity to acquire this first-floor studio apartment in Churchdown, offering an attractive proposition for an investor or cash purchaser looking for a property with the potential to add value through modernisation.

The apartment is currently in need of updating and modernisation throughout, but offers a good-sized sitting room/bedroom, separate kitchen, bathroom and wash room. Once refurbished, the property should provide a particularly appealing rental opportunity within the Churchdown market.

Based on comparable rental levels and the anticipated finished condition, we would expect the property to achieve approximately £600–£625 per calendar month once modernised. At a rental price of £625pcm, this would represent a gross rental yield of approximately 10.71%, before allowing for running costs, maintenance, void periods or other associated expenses.

The property also benefits from a dedicated parking space, which is a valuable addition for both future tenants and potential resale.

Another notable benefit is the particularly low annual service charge, currently approximately £200 per annum. This is considerably lower than the service charges often associated with apartment living and helps to keep the ongoing costs of ownership relatively low.

The accommodation comprises an entrance hall leading into the main sitting room/bedroom, with a separate kitchen, bathroom and wash room. While the property would benefit from modernisation, it offers plenty of scope for improvement and could be transformed into a comfortable and appealing studio apartment.

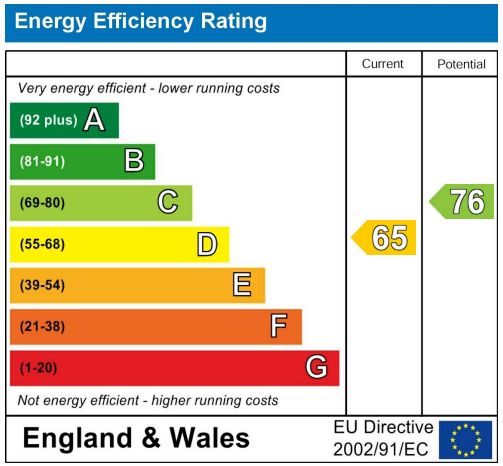
The property is offered with no onward chain, allowing for a potentially straightforward purchase for a cash buyer.

Please note that the property is only available to cash purchasers and is not suitable for mortgage finance.

- First-floor studio apartment
- Scope for modernisation
- No onward chain
- EPC Rating - D65
- Allocated parking
- Close to excellent local amenities
- Excellent views over playing fields
- Council Tax Band - A

Agents Notes
Leasehold.
EPC Rating: D65
Tewkesbury Borough Council Band: A
Mains Electric and Water are connected.
Fibre Broadband is available in the area.

Lease Information:
125 years from 1985 - 79 years remaining.
Service Charge of Approx. £200 per annum



2 Church Road, Churchdown, Gloucestershire, GL3 2ER
Tel: 01452 857421 Email: info@chosenestateagents.co.uk www.chosenestateagents.co.uk



Approximate total area(1)

264 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360