

Flat 25, Sweetbriar House Chapel Hay Lane, Churchdown, Gloucester, GL3 2HS

£95,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Two bedroom second floor retirement apartment in popular Churchdown Village – No onward chain.

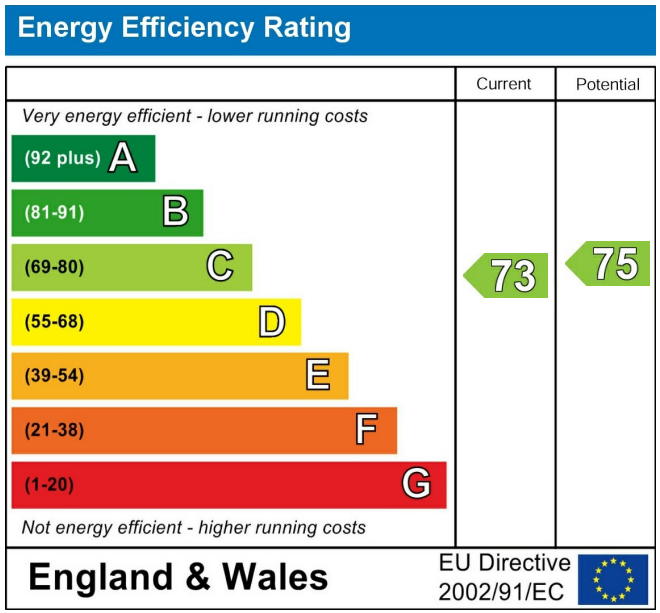
The accommodation briefly comprises of a spacious living room with a lovely view of the village bowling green. There is a well-equipped modern kitchen with ample storage and work surfaces, two generous double bedrooms with fitted wardrobes in the main bedroom. A bright and modern bathroom with a walk-in shower and modern sanitary ware. A long hallway provides access to all rooms and includes a useful storage cupboard/airing cupboard.

Residents benefit from communal facilities, including a laundry room with washers and dryers and a contemporary communal sitting room, ideal for socialising. The roof has recently been replaced, and artificial grass has also been laid with a seating area with 360-degree panoramic views across Chosen Hill and the surrounding areas.

Churchdown is a highly desirable village location with a strong community feel, excellent transport links, and easy access to the surrounding Cotswolds countryside. This apartment would make a superb low-maintenance home for those looking for convenience and comfort.

The apartment is offered for sale with no onward chain, making it an ideal opportunity for a straightforward purchase.

- Two Double Bedrooms
- Over 55's Property
- No Onward Chain
- Incredibly Sought After Churchdown Village Location
- Second Floor
- Communal Facilities
- EPC Rating: C73
- Council Tax Band: B



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: C73
Council Tax Band: B
Mains Electric and Water are connected.
Fibre Broadband is available in the area

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

















Approximate total area(1)

596 ft²

Reduced headroom

21 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.

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