



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.

Leasehold.

Lease length: 125 years from 1st January 1987 - 87 years remaining.

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

EPC Rating: TBC


Council Tax Band: C

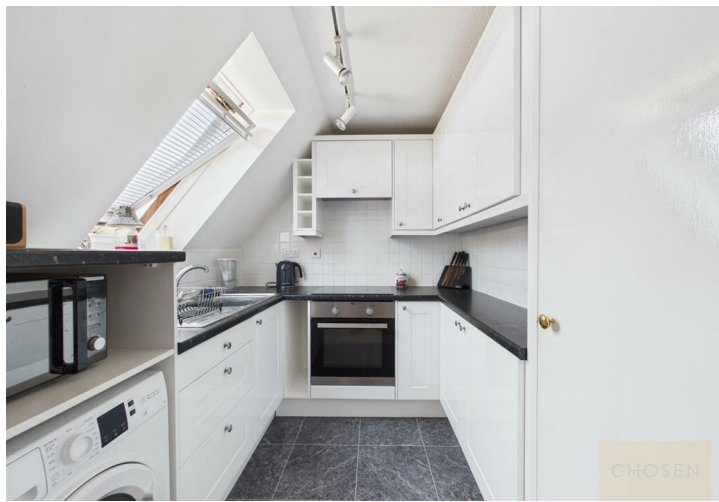
Mains Electric and Water are connected.

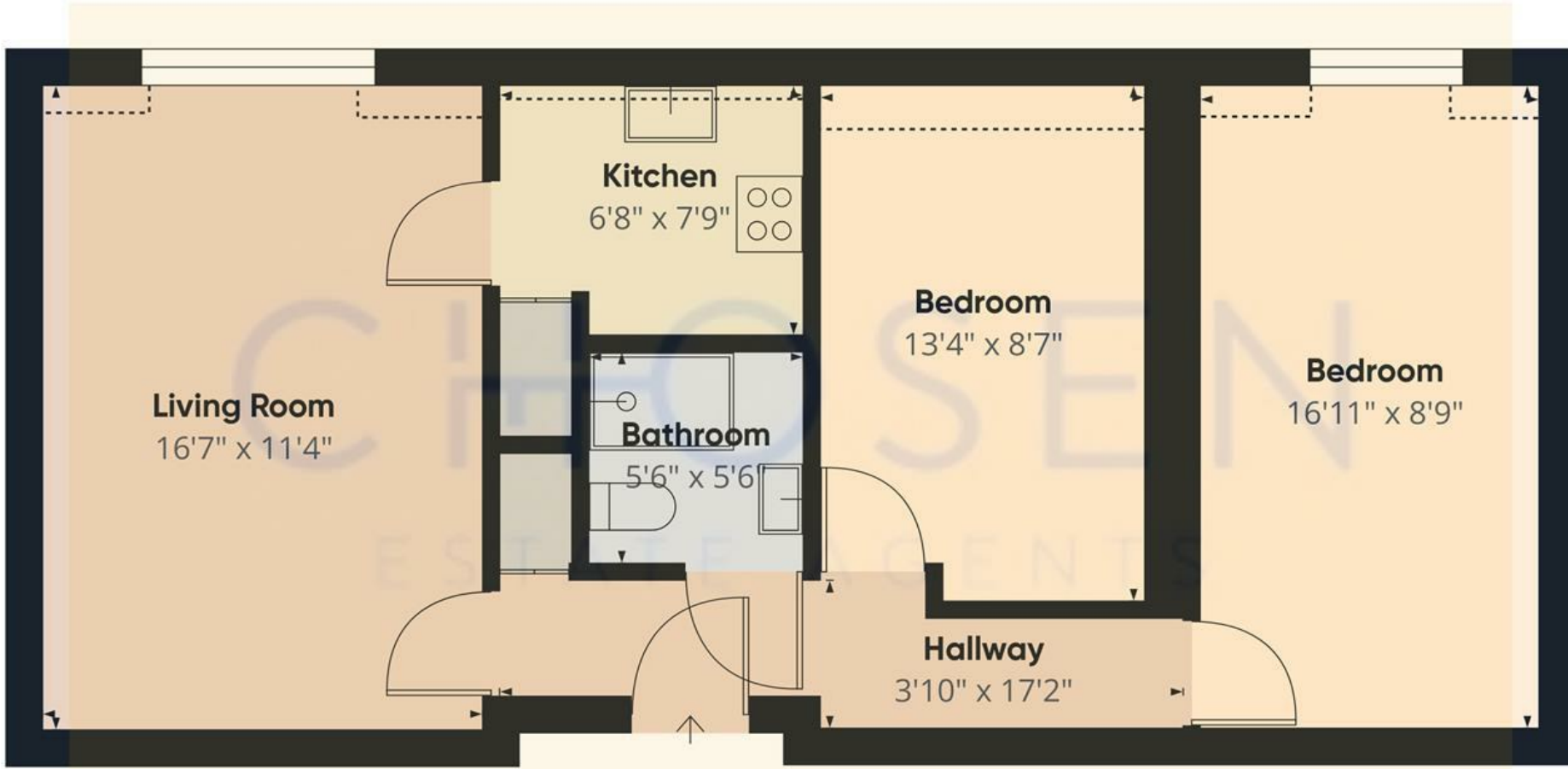
Fibre Broadband is available in the area

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

## Energy Efficiency Rating

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





Approximate total area<sup>(1)</sup>

596 ft<sup>2</sup>

Reduced headroom

21 ft<sup>2</sup>

(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

