

Flat 24, Sweetbriar House Chapel Hay Lane, Churchdown, Gloucester, GL3 2HS

£75,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Positioned in the heart of Churchdown Village, this well-presented one-bedroom second-floor apartment offers a fantastic opportunity for those looking for a comfortable, low-maintenance home within a welcoming over-55s development. Offered to the market with no onward chain, the property is ideally placed for easy access to the village's local shops, amenities and transport links.

The apartment is accessed via the building's lift, making the second-floor position convenient and accessible. Once inside, a central hallway leads through to the main accommodation, with the living room providing a generous and comfortable space for both relaxing and dining. Natural light creates a bright and pleasant feel, while the separate kitchen offers a practical space with room for the everyday essentials.

The bedroom is a particularly good size and benefits from fitted wardrobes, providing useful built-in storage without compromising the available floor space. The accommodation is completed by a shower room, offering a practical alternative to a traditional bathroom and well suited to the needs of an over-55s development.

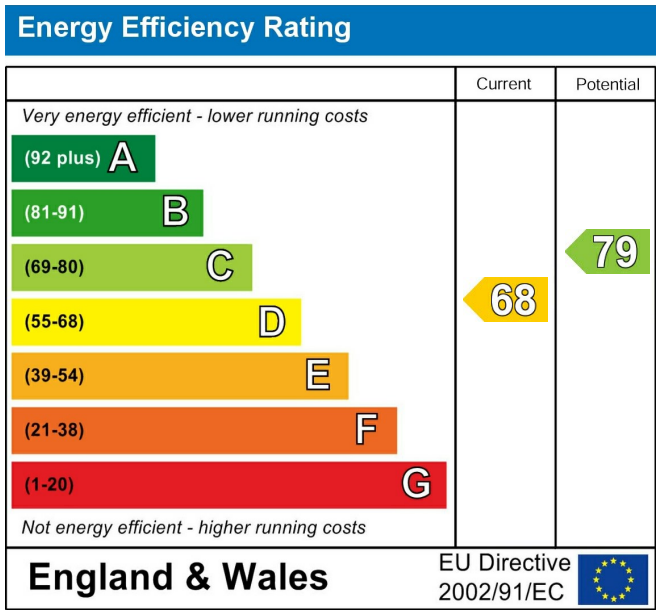
Residents also have the benefit of some excellent communal facilities, including a shared living room providing a sociable space to relax and meet with other residents, alongside communal washing facilities.

One of the real highlights of the development is the communal rooftop terrace, which enjoys impressive panoramic views across Gloucestershire and provides a wonderful outdoor space to sit, relax and take in the surrounding scenery.

With its central Churchdown Village location, lift access, excellent communal facilities and the added advantage of no onward chain, this apartment would make an ideal choice for someone looking to downsize and enjoy a more manageable lifestyle while remaining close to everything the village has to offer.

- One Bedroom Apartment
- Over 55s Development
- Large Bedroom with Fitted Wardrobes
- Spacious Living/Dining Room
- Shower Room
- Rooftop Terrace with Panoramic Views
- EPC Rating - D68
- Council Tax Band - A

Agents Note
Leasehold.
No pets allowed
Lease length: 125 years from 1st January 1987 - 87 years remaining.
Service Charges: £2269.43 per annum.
No pets allowed.
EPC Rating: D68
Council Tax Band: A
Mains Electric and Water are connected.
Fibre Broadband is available in the area



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Approximate total area(1)

445 ft²

Reduced headroom

24 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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