



Flat 7, Priory Court Albemarle Road, Churchdown, GL3 2HE

£90,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Offered to the market with no onward chain, this well-presented two-bedroom first-floor apartment is situated within a popular over-55s development in the heart of Churchdown Village.

The accommodation is accessed via a welcoming entrance hallway and includes a bright, comfortable living room with a pleasant bay window providing plenty of natural light. An opening leads through to the kitchen, creating a practical and sociable living space.

There are two bedrooms, with the second offering flexibility as a guest room, home office or additional sitting room. A shower room completes the accommodation.

Ideally positioned for convenient village living, the property is within easy reach of local shops, amenities, bus routes and everyday services. The development also benefits from communal areas and parking.

With its manageable layout, convenient first-floor position and peaceful setting, this apartment would make an excellent low-maintenance home for anyone looking to remain close to the heart of Churchdown.

Offered with no onward chain, an early viewing is highly recommended.

Agents Note.

Leasehold.

Lease term: 99 years from November 1987.

Service charges and ground rent: £332 per month.

Mains electric, water and drainage are connected to the property.

EPC Rating: E54

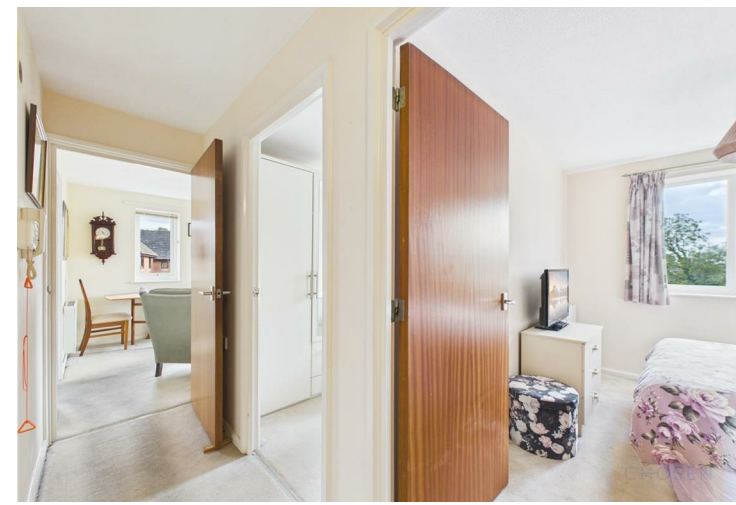
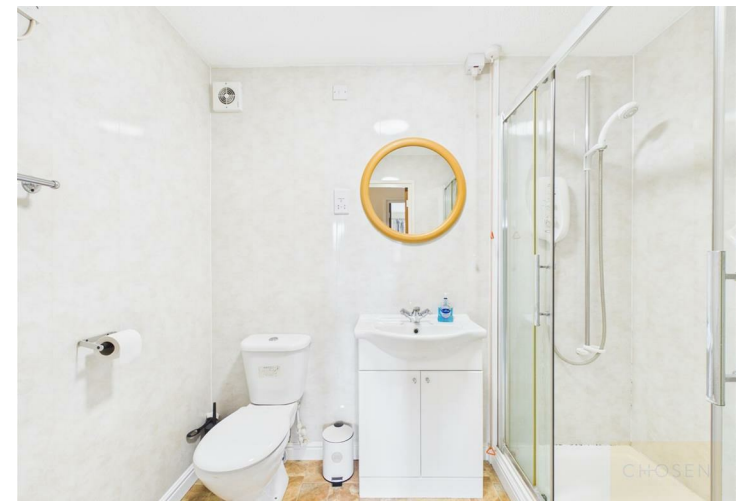
Tewkesbury Borough Council: Band B

Flood Risk: Very low

- Two Bedroom Over 55's Apartment
- First Floor
- No Onward Chain
- Sought After Village Location
- Pets Allowed
- Light And Airy Throughout
- EPC Rating: E54
- Council Tax Band: B

Energy Efficiency Rating

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





Approximate total area⁽¹⁾
506 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.

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