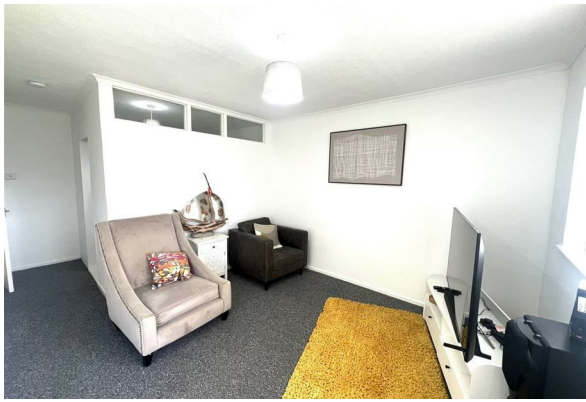








45 Golden Vale, Churchdown, Gloucester, Gloucestershire, GL3 2LU

£650 PCM

TO LET

CHOSEN
ESTATE AGENTS

- AVAILABLE FROM 26/2/2027 CAN BE AVAILABLE IN DEC/JAN
- STUDIO/1 BEDROOM
- SEPARATE LOUNGE
- SEPARATE KITCHEN
- FRIDGE FREEZER
- NEW KITCHEN
- NEW SHOWER ROOM
- EPC C
- COUNCIL TAX BAND A

Directions

THE PROPERTY

Chosen Estate Agents are pleased to offer this exceptionally well presented FIRST FLOOR one bedroom flat situated in this popular block of flats to include new kitchen, new bathroom and new flooring throughout

Situated in the desirable village of Churchdown, this apartment was originally a studio flat but now the bedroom area is partitioned off, which will fit a double bed and this enables the lounge area to be separate. In the lounge there is built in wardrobe storage, a separate, spacious well equipped kitchen, which comes with built in in oven, hob and a fridge freezer. There is also SPACE for a washing machine and more storage cupboards.
The bathroom has newly fitted vinyl flooring with a new shower cubicle with electric shower, toilet, wash hand basin and further storage. Parking is available in the parking bay to the front of the block.
Sorry strictly no pets allowed.
this would suit a single person.

Holding Deposit: £150.00 based on 1 weeks' rent of asking price
Security Deposit: £750.00 based on 5 weeks' rent of asking price
Council Tax band: A Local Authority: Tewkesbury Borough Council
EPC Band: C
Electricity supply: Mains Gas Supply: No gas Water supply: Mains Sewerage: Mains
Heating: Gas central heating Mobile phone coverage: i.e EE, Vodaphone, Three, O2

If satisfactory references are not obtained or you withdraw your application any financial loss to Chosen Estate Agents or the Landlord will be deducted from your holding deposit. If you or your guarantor provides information that is inaccurate, false, incomplete, or adverse credit not being disclosed then we may retain your holding deposit and reject your application.

SITUATION

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