



26 Harris Close, Churchdown, Gloucester, GL3 2NQ

£110,000

**CHOSEN**  
ESTATE AGENTS



## THE PROPERTY

Set within a quiet and well-kept corner of Churchdown, this smart studio apartment offers an easy, low-maintenance home with a surprisingly comfortable sense of space. The main living and sleeping area is well-proportioned and naturally bright, giving you a flexible room that can be arranged to suit your lifestyle. A separate kitchen provides practical workspace and storage, while the bathroom and dressing room complete a layout that feels simple, tidy, and efficient.

The position of the property is a real advantage. The outlook is pleasant and open, adding to the calm atmosphere that surrounds the building. Residents also benefit from a dedicated car park, making day-to-day living straightforward whether you're commuting or exploring the local area.

The property is also being offered to the market with no onward chain.

Ideal for first-time buyers, investors, or anyone seeking a peaceful base in a popular village, this studio offers a comfortable home in a location known for its convenience and community feel.

### Agents Note

Freehold.

EPC Rating: C74

Tewkesbury Borough Council Band: A

Mains Electric and Water are connected.

Fibre Broadband is available in the area.

### Lease Information:


125 years from 1985 - 79 years remaining.

Service Charge of Approx. £200 per annum

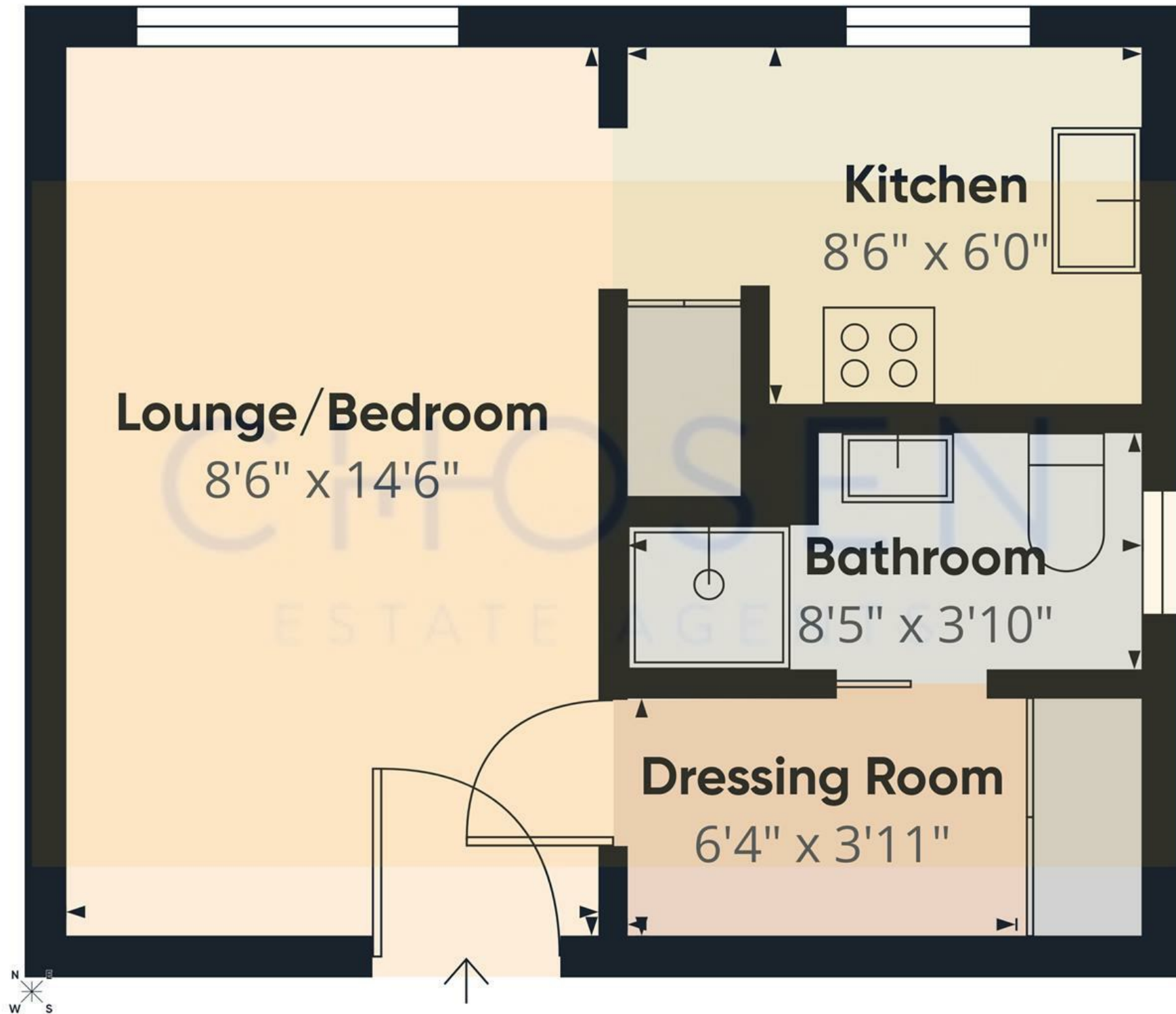
Ground Rent £80per annum

- Quiet and well-kept location
- Well-proportioned studio layout
- Separate practical kitchen
- Pleasant outlook adding to the calm atmosphere
- Residents' car park
- No onward chain
- EPC Rating - C74
- Council Tax Band - A

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Approximate total area<sup>(1)</sup>  
240 ft<sup>2</sup>

(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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