



Flat 39, The Manor Church Road, Churchdown, Gloucester, GL3 2HT

£140,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

A well-presented two bedroom first floor retirement apartment, exclusively for the over 55s, ideally located in the popular village of Churchdown and offered with no onward chain.

This bright and spacious first floor apartment is situated within a well-maintained and friendly retirement development, conveniently positioned close to local amenities, transport links and green spaces.

The accommodation comprises a generous living/dining room with plenty of natural light, and a fitted kitchen with a range of wall and base units. There are two well-proportioned bedrooms, with the main bedroom benefiting from built-in storage, along with a shower room designed with ease of access in mind.

The development offers a secure and peaceful environment for residents aged 55 and over, with well-kept communal areas and attractive surroundings. The first floor position provides an elevated outlook while still benefiting from easy access within the building.

Further benefits include double glazing, electric heating, and no onward chain, making this an ideal opportunity for a straightforward and stress-free purchase.

Agents Note.  
Leasehold.  
EPC Rating: C75  
Tewkesbury Borough Council Band: B  
Mains Gas, Electric and Water are believed to be connected.  
Fibre Broadband is available in the area.

LEASE INFO: 125 years from 1987  
Service Charge of Approx. £398 per quarter  
Buildings Insurance of Approx. £130 per annum

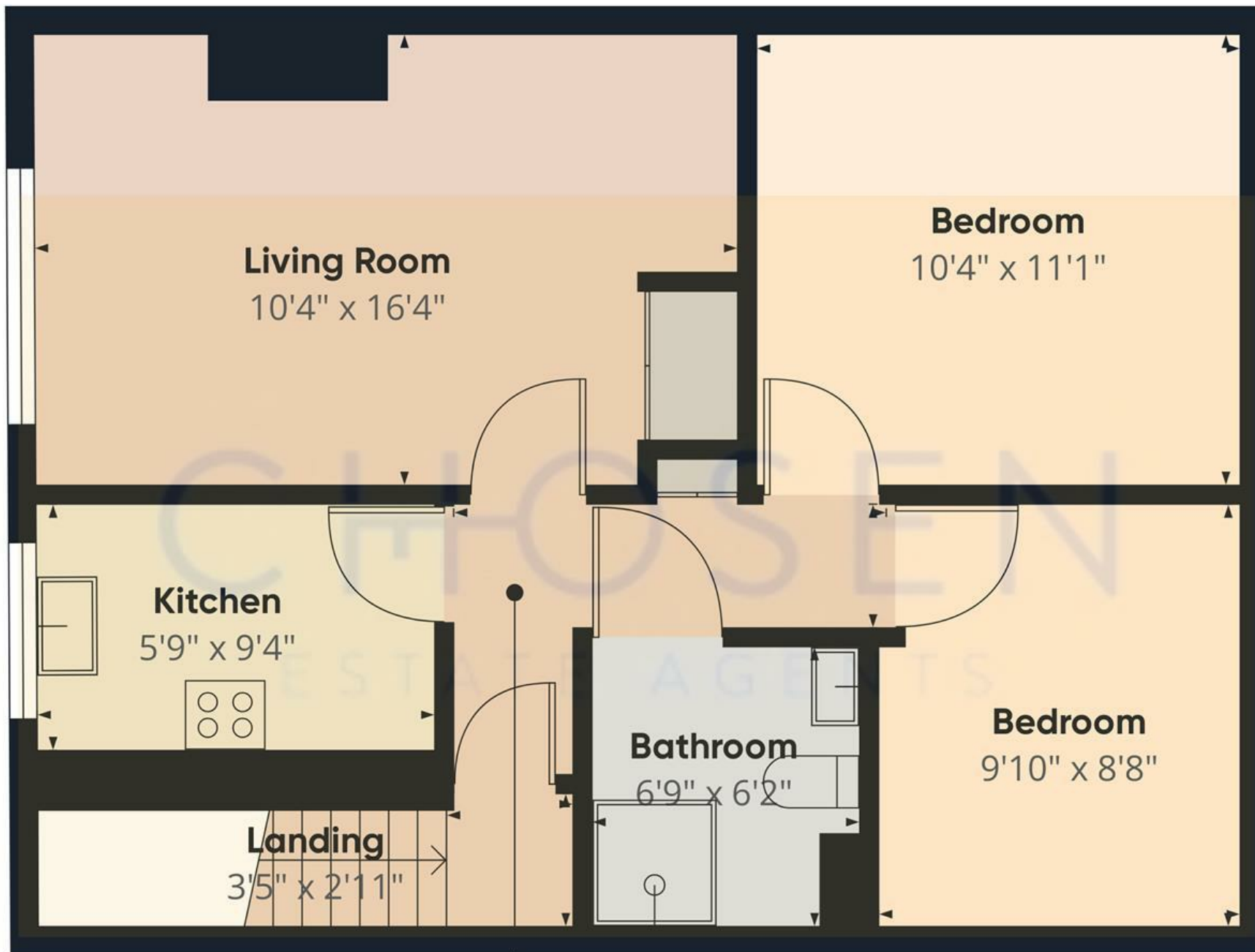
2 Church Road, Churchdown, Gloucestershire, GL3 2ER  
Tel: 01452 857421 Email: [info@chosenestateagents.co.uk](mailto:info@chosenestateagents.co.uk) [www.chosenestateagents.co.uk](http://www.chosenestateagents.co.uk)

- Two Bedroom Maisonette
- Over 55's Complex
- No Onward Chain
- Popular Development
- Close To Local Amenities
- EPC Rating: C75
- Council Tax Band: B

## 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>                            | <b>75</b>                  | <b>76</b>                                                                             |
| (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<br>2002/91/EC |  |





Approximate total area<sup>(1)</sup>  
510 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.

GIRAFFE360

