



84 Golden Vale, Churchdown, Gloucester, GL3 2LX

£140,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

Situated in the highly sought-after area of Golden Vale, this well-presented one bedroom ground floor apartment offers an excellent opportunity for first-time buyers, downsizers or investors alike. Offered to the market with no onward chain, the property is in generous condition throughout and further benefits from an en-bloc garage together with off-road parking.

The accommodation comprises a welcoming entrance hallway with useful storage, a spacious and bright living room with ample space for both lounge and dining furniture, and a separate fitted kitchen offering a range of units and appliance space. The double bedroom is a particularly good size and benefits from built-in storage, while the shower room is fitted with a modern white suite.

Further features include double glazing, electric night storage heating and well-maintained communal surroundings.

Externally, the property enjoys the rare advantage of an en-bloc garage and additional off-road parking, adding excellent practicality and convenience.

Golden Vale remains a popular residential location within Churchdown, ideally positioned for access to local amenities, transport links and commuter routes to both Gloucester and Cheltenham.

### Agents Note

Leasehold.

EPC Rating: E51

Tewkesbury Borough Council Band: A

Mains Electric and Water are connected.

Flood Risk: Very Low

### LEASE INFO:


999 years from 1982 - 956 years remaining.

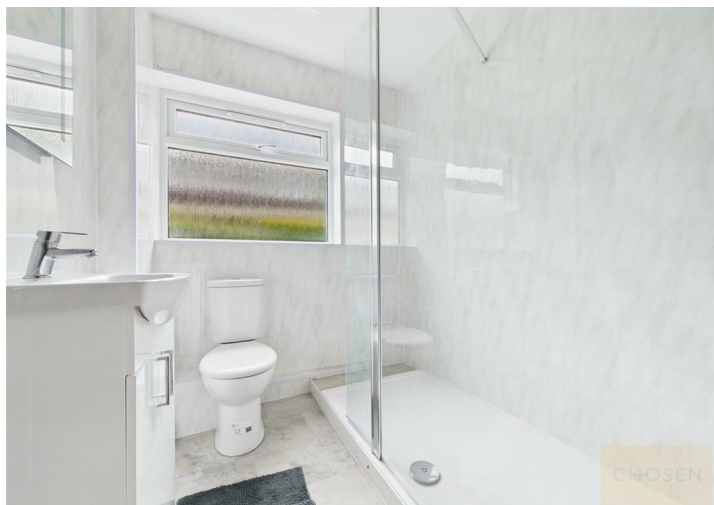
Service charges: £1056 per annum approximately.

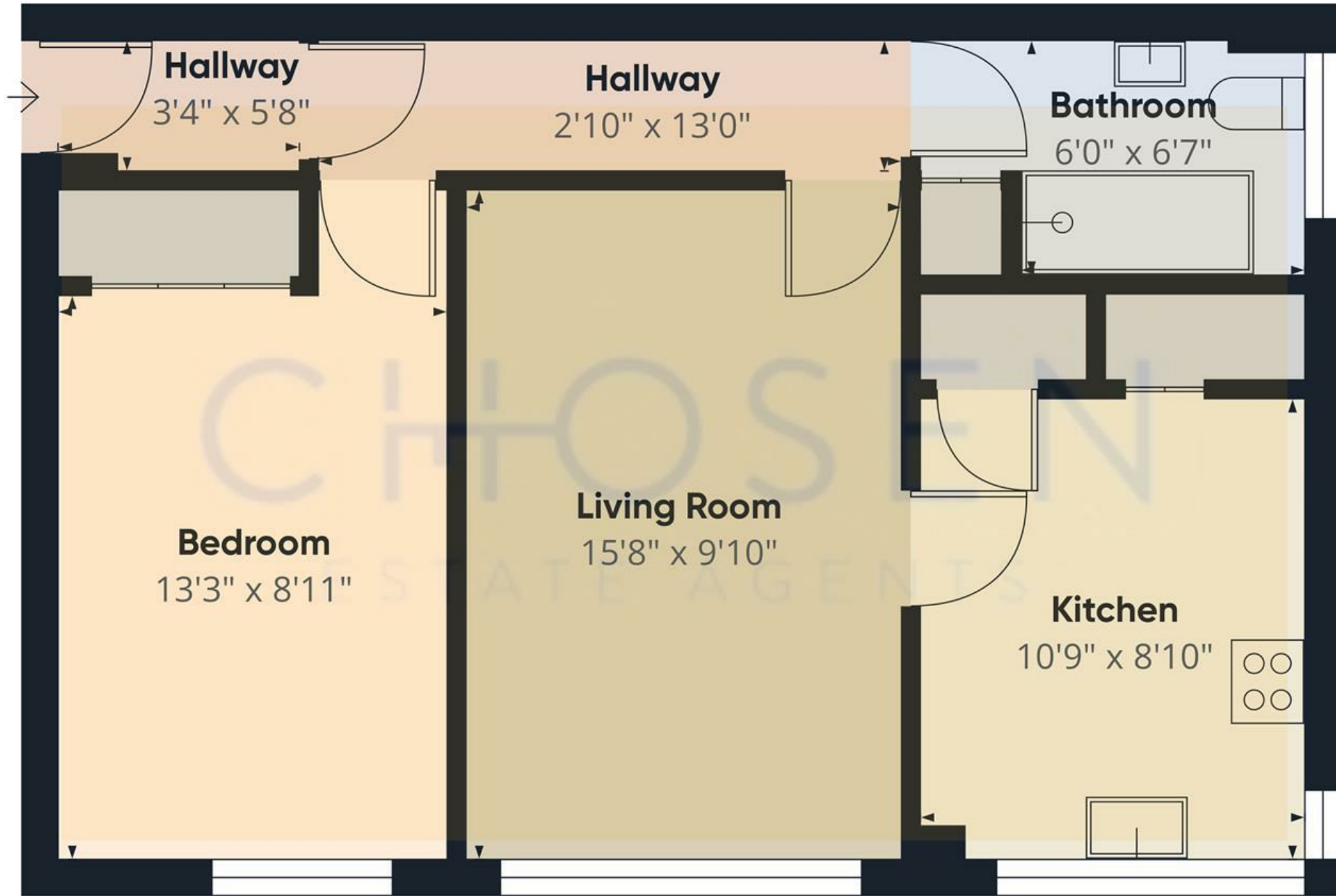
Ground Rent: Included in service charges.

- Ground floor apartment
- Generous living accommodation
- Modernised shower room
- EPC Rating - E53
- Spacious double bedroom
- En-bloc garage & off-road parking
- No onward chain room
- Council Tax Band - A

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
		71
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 





Approximate total area<sup>(1)</sup>  
517 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

