



24, Bader Avenue, Churchdown, Gloucester, GL3 2JF
£80,000

CHOSSEN
ESTATE AGENTS

THE PROPERTY

Situated in a convenient location, this first-floor studio apartment presents an excellent opportunity for investors or single occupants seeking an affordable and well-located home. While the property could benefit from some modernisation, it offers great potential to create a stylish and comfortable living space.

Upon entering, you are welcomed into the main bed/sitting room, which enjoys natural light and a flexible layout to accommodate both living and sleeping areas. A separate kitchen provides a functional space with essential amenities, offering scope for enhancement to suit contemporary tastes.

The shower room is compact yet functional, featuring a WC, washbasin, and shower enclosure. A walk-in storage cupboard adds extra practicality to the apartment.

Adding to its appeal, the property comes with a dedicated parking space, offering convenience and ease for residents with a vehicle. This property is also being offered to the market with no onward chain.

With its manageable size and scope for updating, this studio apartment is a fantastic prospect for those looking to put their own stamp on a property. It is well-suited for those seeking a low-maintenance home or a lucrative buy-to-let investment.

- First-floor studio apartment
- Separate bed/sitting room
- No onward chain
- Quiet location
- Ideal investment opportunity
- Dedicated off-road parking
- EPC Rating: D68
- Council Tax Band: A

Agents Note.

Leasehold

EPC Rating: D68

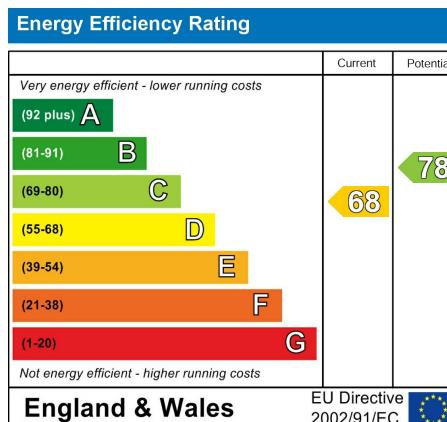
Council Tax Band: A

Mains Electric and Water are connected.

Fibre Broadband is available in the area.

Length of lease: 120 years from 1982
The lease is with 'Estates and Management Ltd.' They charge a fee for ground rent payable every 6 months: £32.40 (approximately)

Landlord services are provided by 'First Port Property Services'. They charge £33 per year.







Approximate total area⁽¹⁾

245.09 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.