



Flat 1, Sweetbriar House Chapel Hay Lane, Churchdown, GL3 2HS

£80,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Situated in the heart of Churchdown Village, this well-presented one bedroom ground floor retirement apartment is available exclusively to the over 55s and combines comfort, convenience and a welcoming community atmosphere.

The apartment offers a spacious double bedroom with fitted wardrobes, a modern shower room in good condition, and a dual aspect sitting room which creates a wonderfully bright and airy living space. From here there is direct access out onto the courtyard area, providing a pleasant outlook and the opportunity to enjoy the fresh air just a few steps from your door. The kitchen has been finished in a modern and contemporary style, with plenty of natural light, making it both practical and inviting.

Residents of the building benefit from a range of communal facilities designed to enhance everyday living, including a comfortable residents' lounge, a laundry room and, most impressively, a recently renovated rooftop garden. From this elevated position you can enjoy stunning 360-degree panoramic views across the Gloucestershire countryside, an ideal spot to relax or socialise with neighbours.

Set in a desirable position within Churchdown Village, the property is just a short distance from local shops, amenities and transport links, making it a convenient and low-maintenance home within a friendly retirement community.

- Ground floor apartment
- Spacious double bedroom with fitted wardrobes
- Bright dual-aspect sitting room
- Modern fitted kitchen and shower room
- Access to communal lounge, laundry room and a recently renovated rooftop garden
- Located close to local shops, amenities and transport links
- EPC Rating - TBC
- Council Tax Band - A

Agents Note

Leasehold.

Lease length: 125 years from 1st January 1987 - 87 years remaining.

Service Charges: £2269.43 per annum as of 23/10/2024.

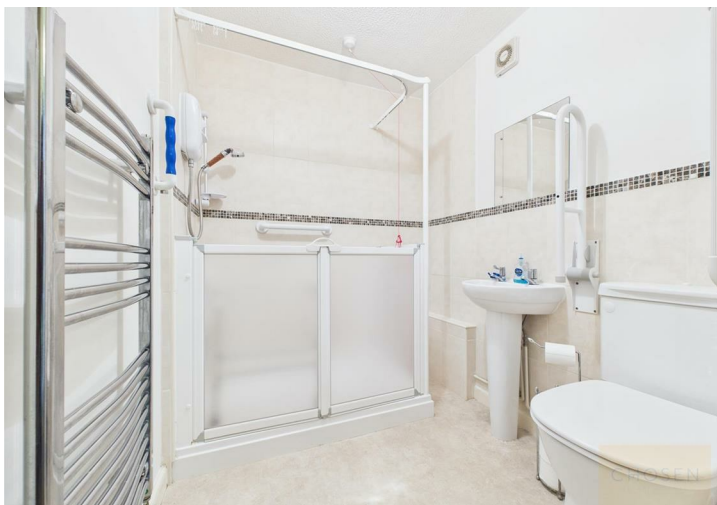
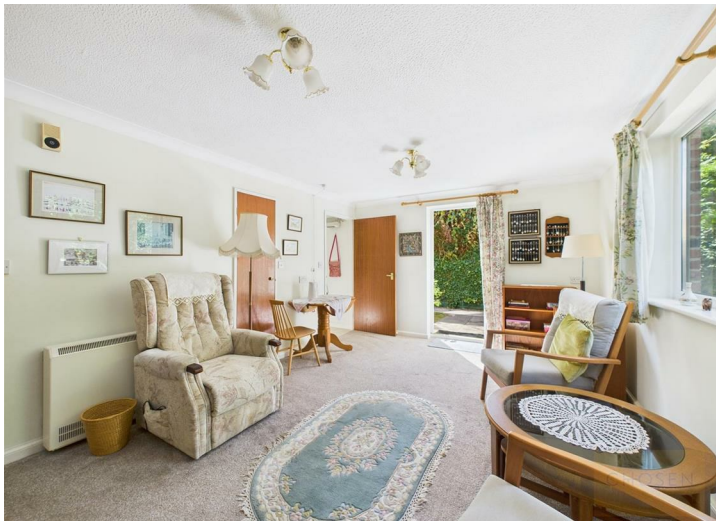
EPC Rating: TBC

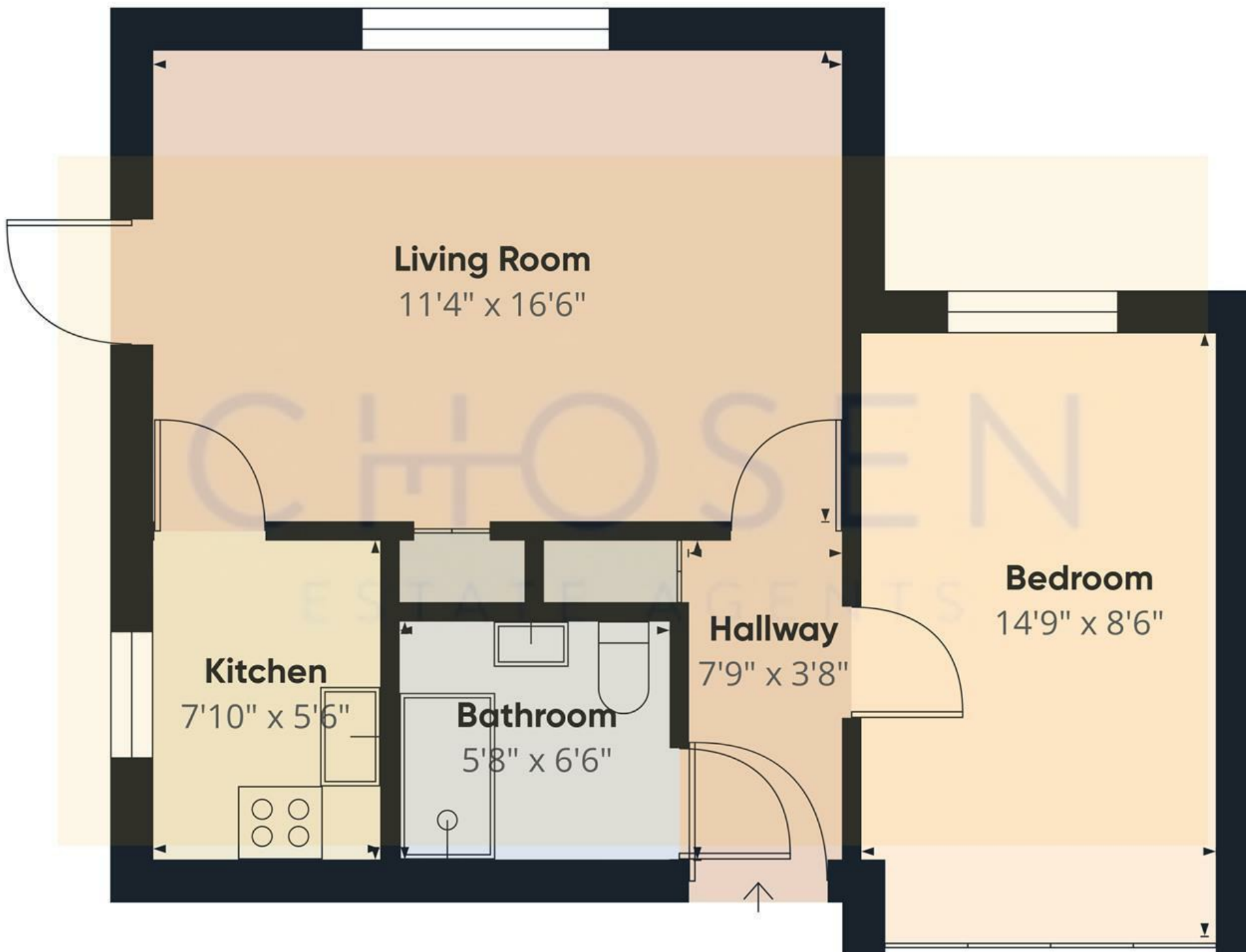
Council Tax Band: A

Mains Electric and Water are connected.

Fibre Broadband is available in the area

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





Approximate total area⁽¹⁾
435 ft²

(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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