



6 Eastholm Lawns Parton Road, Churchdown, Gloucester, GL3 2JJ

£140,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

### One Bedroom Upper Floor Maisonette | Churchdown Village

Situated in the heart of the highly desirable Churchdown Village, this well-presented one-bedroom upper floor maisonette offers convenient village living with excellent access to local amenities and easy commuting to both Gloucester and Cheltenham.

Accessed via its own private entrance and internal staircase, the property features a practical layout giving a great sense of space and separation than a typical flat.

As you enter you will find a welcoming hallway and stairs to the living accommodation. Upstairs, the landing leads into a generous living room, a practical kitchen, a generous double bedroom with views of Chosen Hill, and a well appointed bathroom.

Positioned close to local amenities and transport links, this property would make a fantastic first time purchase or buy to let investment.

- One Bedroom Maisonette
- Upper Floor
- Lovely Views Towards Chosen Hill
- Popular Village Location
- No Through Road
- Communal Car Park
- EPC Rating: D67
- Council Tax Band: A

#### Agents Note.

Leasehold.

999 years (less 1 day) from 29 September 1980 - 954 years remaining.

Service charge: Approximately £60 per calendar month

Ground rent: Approximately £50 per annum

EPC Rating: D67

Tewkesbury Borough Council Band: A


Mains Gas, Electric and Water are connected.

#### Flood Risk:

Rivers & Seas - Very Low.

Surface Water - Very Low.

### 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>		
(55-68) <b>D</b>	67	77
(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	



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Floor 0

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



Floor 1



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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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