

CHOSEN

ESTATE AGENTS



45 Golden Vale

Churchdown, Gloucester, GL3 2LU

£650 PCM



Chosen Estate Agents are pleased to offer this exceptionally well presented FIRST FLOOR one bedroom flat situated in this popular block of flats to include new kitchen, new bathroom and new flooring throughout

Situated in the desirable village of Churchdown, this apartment was originally a studio flat but now the bedroom area is partitioned off, which will fit a double bed and this enables the lounge area to be separate. In the lounge there is built in wardrobe storage, a separate, spacious well equipped kitchen, which comes with built in oven, hob and a fridge freezer. There is also space for a washing machine and more storage cupboards.

The bathroom has newly fitted vinyl flooring with a new shower cubicle with electric shower, toilet, wash hand basin and further storage. Parking is available in the parking bay to the front of the block. Sorry strictly no pets allowed. NB the garage is NOT included in this let. this would suit a single person.

Holding Deposit: £150.00 based on 1 weeks' rent of asking price




Area Map



Floor Plans



Energy Efficiency Graph

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

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