



34 The Manor Church Road, Churchdown, GL3 2HT

£225,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Located in the very heart of Churchdown Village, The Manor is a luxurious development for the over 55's, offering a welcoming community, attractive surroundings and easy access to local amenities. This recently modernised two bedroom ground floor apartment is a fine example, presented in excellent condition throughout and ready to move straight into.

The accommodation has been thoughtfully upgraded and finished in a modern, neutral style. A central hallway provides access to all rooms and leads into a bright and comfortable living room, perfectly sized for both relaxation and dining. The separate kitchen has been refitted with a range of contemporary units and worktops, providing a practical and stylish space for everyday use. There are two bedrooms, the principal being a well-proportioned double, while the second makes an ideal guest room, study or hobby space depending on need. Completing the internal accommodation is a beautifully updated shower room, fitted with a modern suite and finished with attractive tiling.

One of the features that sets this apartment apart is its private patio section, accessed directly via the front door. This provides a delightful spot for enjoying a morning coffee, growing pot plants, or simply sitting out in the fresh air, with the added benefit of opening directly onto the development's well-kept communal gardens.

In addition to the private space, residents of The Manor enjoy access to a communal sitting room, designed to encourage social interaction and provide a hub for the community. The wider grounds are also neatly maintained, offering further areas to sit and enjoy the peaceful setting. The location is another highlight, with the property positioned in the centre of Churchdown Village, just a short walk from shops, cafés and everyday amenities, as well as regular transport links to both Gloucester and Cheltenham.

Agents Note
Leasehold.
EPC Rating: C70
Tewkesbury Borough Council Band: B
Mains Gas, Electric and Water are believed to be connected.
Fibre Broadband is available in the area.

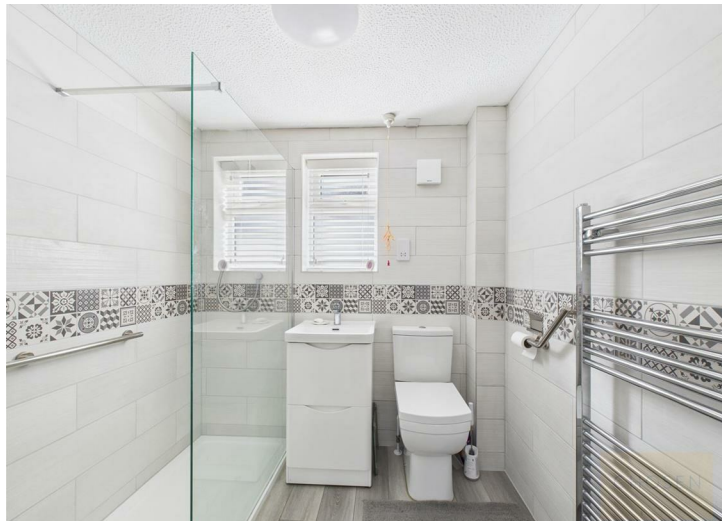
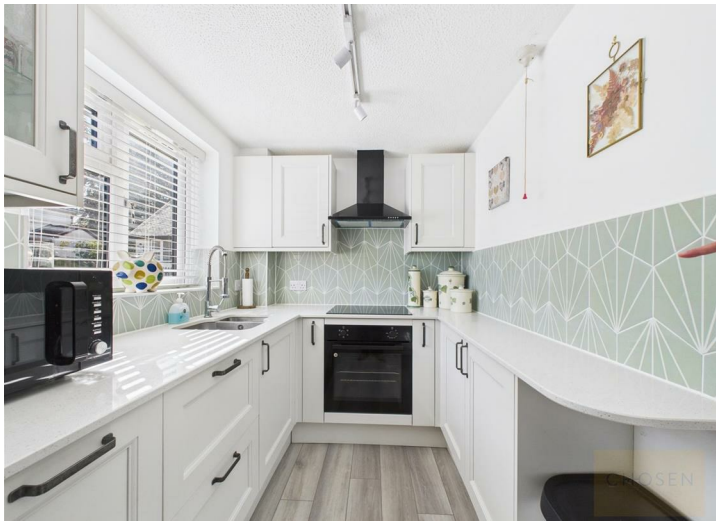
LEASE INFO: 125 years from 1987
Service Charge of Approx. £398 per quarter
Buildings Insurance of Approx. £130 per annum

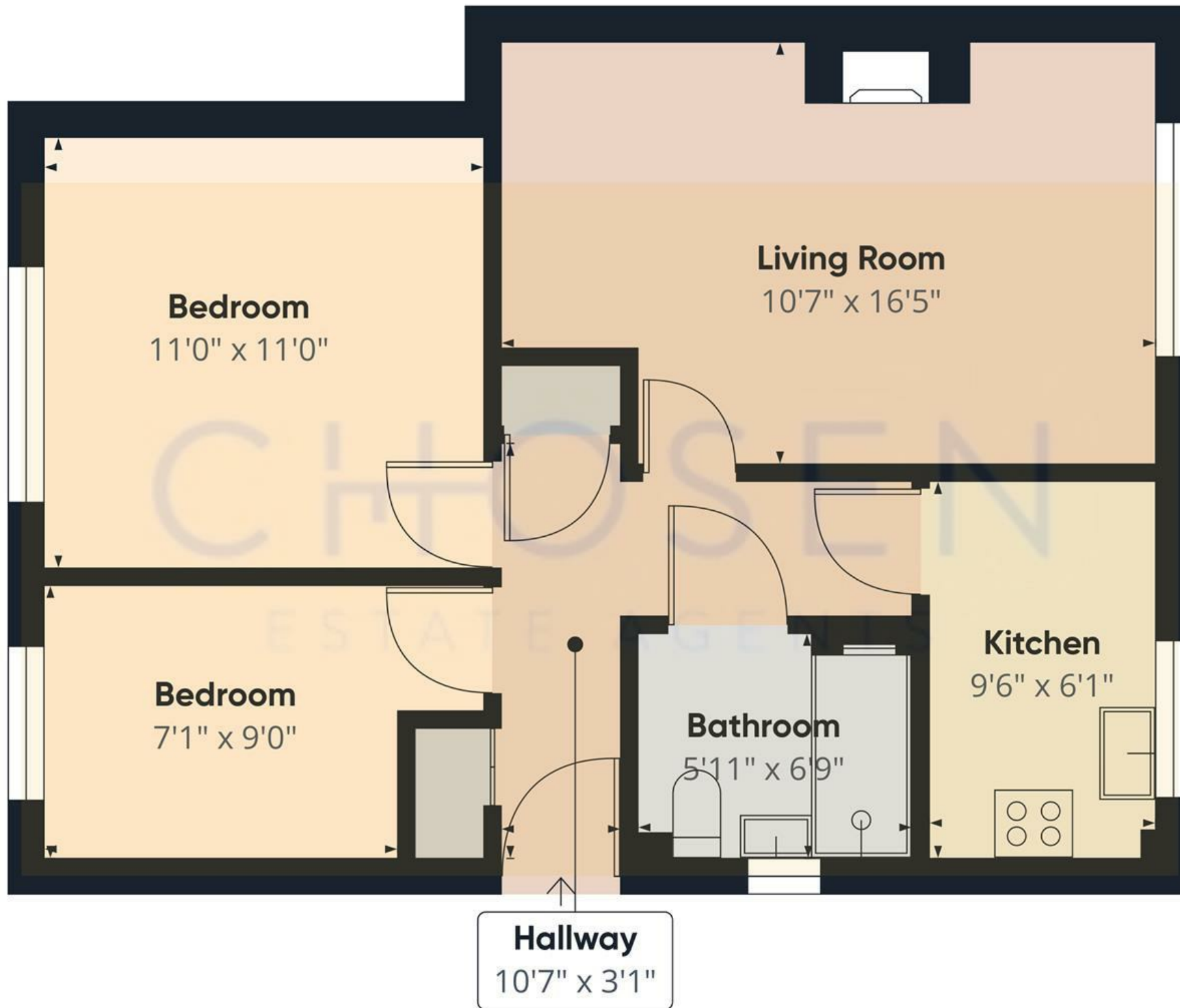
2 Church Road, Churchdown, Gloucestershire, GL3 2ER
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- Modernised Ground Floor Apartment
- Two Generous Bedrooms
- Bright & Airy Living Room
- Contemporary Kitchen
- Private Patio & Communal Gardens
- Central Churchdown Village Location
- EPC Rating: C70
- Council Tax Band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	72
(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⁾
531 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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