Murdock & Wasley
ESTATE AGENTS



# Sweetbriar House Chapel Hay Lane

## Churchdown, Gloucester, GL3 2HS

**£80,000**

1 1 1

Murdock & Wasley Estate Agents are pleased to introduce this one bedroom retirement apartment, exclusively available to those aged 55 and over. Situated in a highly sought-after location, the property enjoys convenient access to a range of local amenities and regular bus services providing direct links to Gloucester and Cheltenham.

Whilst requiring modernisation throughout, the apartment presents an excellent opportunity for those looking to downsize and enjoy a relaxed, low-maintenance lifestyle. The accommodation comprises a spacious lounge/diner, kitchen and well-proportioned double bedroom.

Residents also benefit from a range of communal facilities, including a shared lounge for socialising, a laundry room, a rooftop terrace for relaxation and guest suites located on each floor.







## Hallway
Power points, electric storage heated, emergency pull cord. Doors lead off:

## Lounge/Diner
Tv point, telephone point, power points, electric storage heater, rear aspect upvc double glazed window.

## Kitchen
Range of base, drawer and wall mounted units, laminate worksurfaces, single sink unit with mixer tap over. Appliance points, power points, space for cooker, fridge, freezer. Partly tiled walls, door to pantry, velux rooflight.

## Bedroom
Tv point, telephone point, power points, electric storage heater, emergency pull cord, rear aspect upvc double glazed window.

## Bathroom
Suite comprising corner step in shower cubicle with electric shower over, pedestal wash hand basin with mixer tap over, low level wc, emergency pull cord.

## Communal Areas
Residents benefit from a range of communal facilities, including a shared lounge, laundry room, rooftop terrace and guest suites located on each floor.

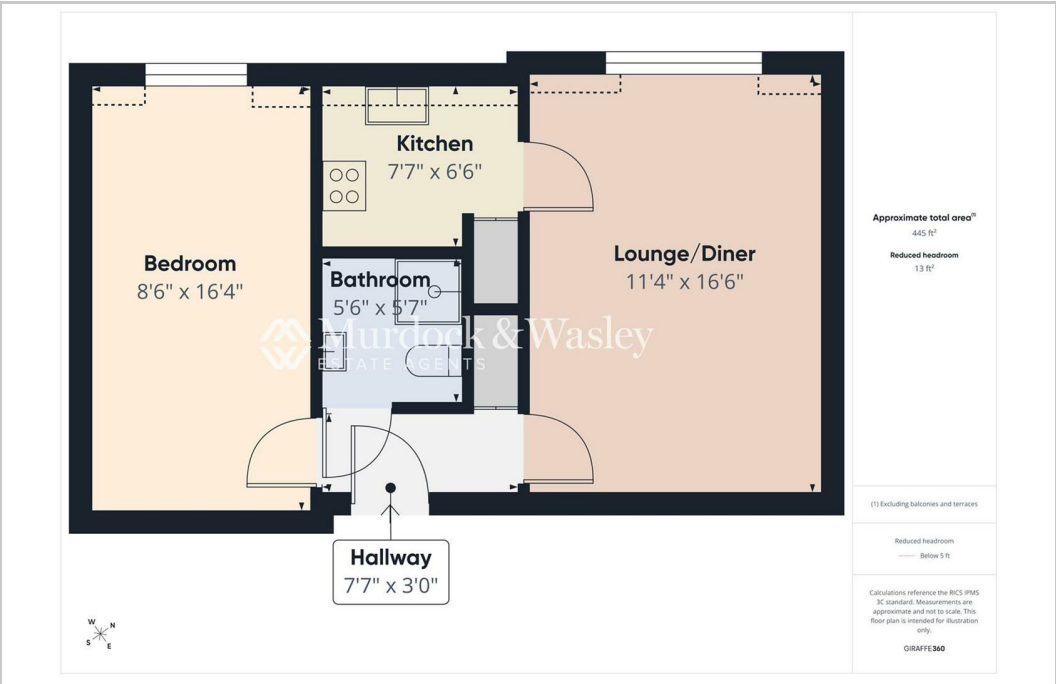
## Tenure & Charges
Leasehold.
Lease Length: 125 years remaining from 12 August 1988

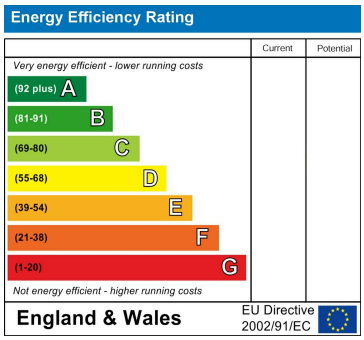
We are advised there is an Estate Management Charge of £180.00 per month.

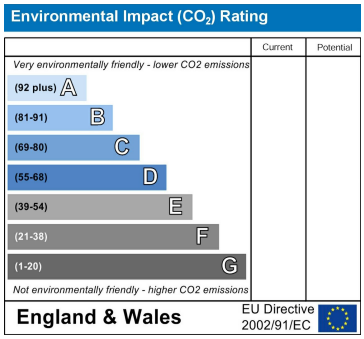
## Sevices
Mains water, drainage and electricity.

## Local Authority
Tewkesbury Borough Council.
Council Tax Band: A

## Awaiting Vendor Approval
These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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