

TG

SALES & LETTINGS



Harris Close, Churchdown, Gloucester Gloucestershire GL3 2NQ

£100,000

- Studio Flat
- Modern Kitchen
- Allocated Parking
- No Onward Chain
- Close To Local Amenities
- Allocated Parking Space

The Property

TG Sales are delighted to present this well-positioned ground floor studio apartment, located in the heart of Churchdown and offered to the market with no onward chain.

Ideally situated within close proximity to local amenities, this property represents an excellent opportunity for first-time buyers or investors alike, with a potential rental income of approximately £700 PCM.

Set within a quiet and well-maintained development, the apartment offers a surprisingly spacious and versatile layout. The main living and sleeping area is bright and well-proportioned, providing flexible space that can easily be adapted to suit individual needs.

A separate kitchen offers practical worktop space and storage, while the property is further enhanced by a bathroom and a useful dressing area, creating a layout that is both functional and efficient.

Further benefits include allocated parking, adding further convenience for everyday living.

Lease information:

Lease Length 120 years from 1984 (79 years remaining)

Ground rent £80 per year paid every 6 months

Service Charge approx. £200 per annum.



Situation

Churchdown is a highly sought-after village in Gloucestershire, offering an excellent quality of life for families and professionals. The area boasts a range of amenities, including local shops, cafes, bars, doctors surgery/chemists and community facilities, as well as outstanding schools. Surrounded by beautiful countryside, residents can enjoy scenic walks, parks, and outdoor activities. With easy access to Gloucester, Cheltenham, and major transport links, Churchdown combines village charm with modern convenience, making it an ideal place to live.

Directions

SATNAV postcode GL3 2NQ

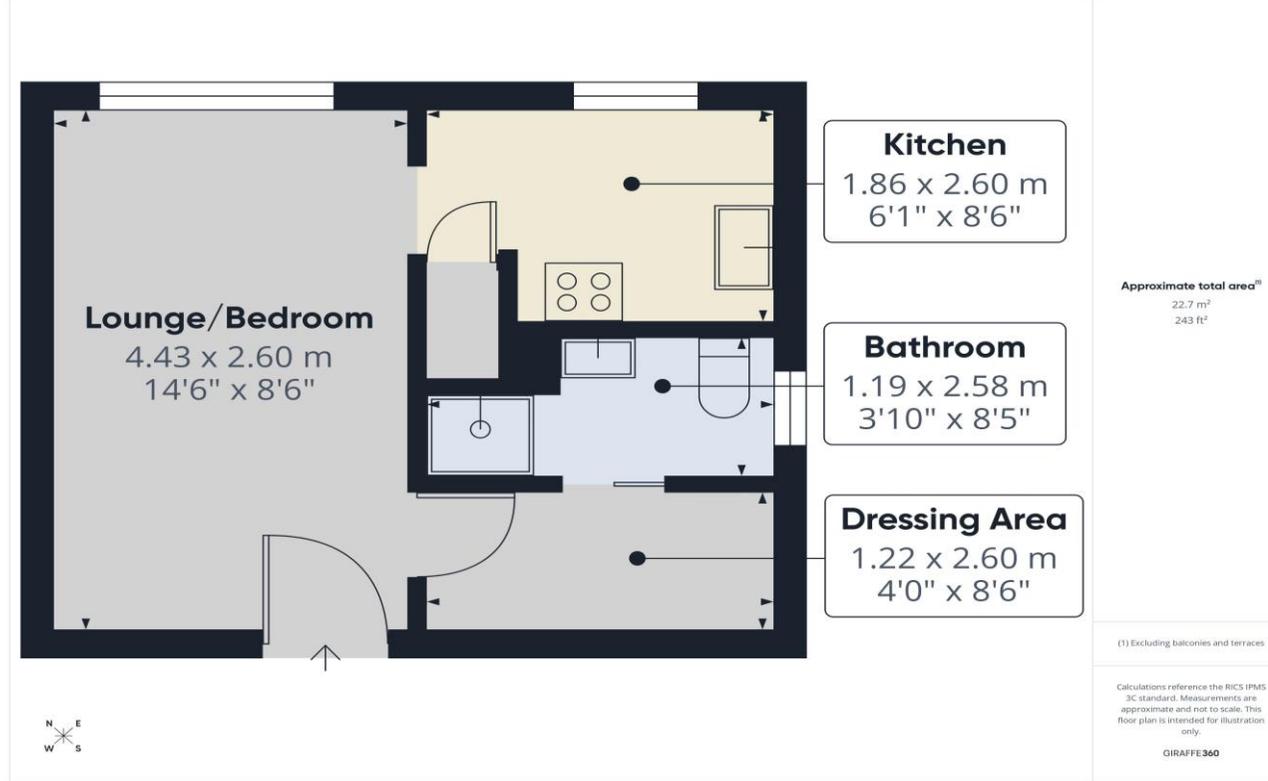
Tenure Leasehold

Local Authority Gloucester

Services Electric, Mains Drainage and Water are all believed to be connected to the property.

Council tax band A





Head Office
 TG Sales & Lettings
 6 Blacksmith Lane
 Churchdown
 Gloucestershire
 GL3 2EU
Tel: 01452 311776
Email: info@tgres.co.uk
Website: www.tgres.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

T G Sales & Lettings and any parties they are acting for hereby give you notice that: These details are for guidance only and cannot guarantee the accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. T G Sales & Lettings will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation, lease terms, costs, freehold conditions or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Buyers are advised to seek advice from their legal representation. T G Sales & Lettings is a limited liability partnership registered in England and Wales. Registered Number: 9763381 Registered Office: 6 Blacksmith Lane, Gloucester, GL3 2EU.