

Flat 4, The Manor Church Road, Churchdown

GL3 2HT - £163,500

Farr & Farr Sales & Lettings

Flat 4

The Manor Church Road, Gloucester

This two bedroom house sits within this popular over-55s development in the heart of Churchdown.

A private front door opens into an entrance hall with cloakroom and kitchen off. To the rear of the property, the living room, features sliding doors out to the garden.

Stairs lead to the first floor landing with two bedrooms and modern bathroom.

The Manor is located off Church Road in Churchdown which offers excellent local amenities including shops and pubs.

Council Tax band: C

Tenure: Leasehold

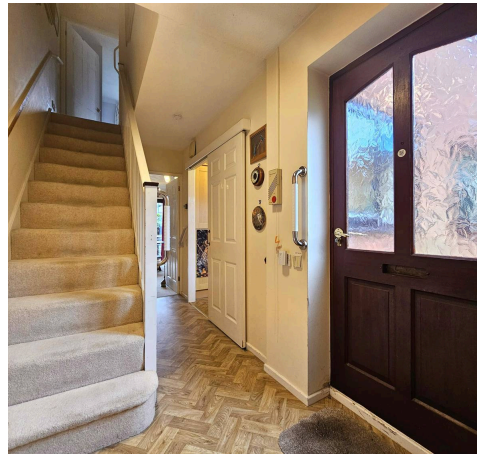
EPC Energy Efficiency Rating:

125 years lease from 1987 Service charge of £379 per quarter As part of the application process for purchasing a flat in this retirement community, prospective buyers are required to attend a meeting with the property management team. This meeting is designed to ensure that the buyer is suitable for the property and to provide an opportunity for any questions regarding the community's rules, services, and living arrangements. Please note that this property is subject to an exit fee upon resale. The fee is payable to the freeholder and is typically calculated as a percentage of the resale price (or the property's original purchase price, depending on the terms). The exact percentage and the conditions for the fee will be outlined in the lease agreement and should be reviewed before making a purchase.















Entrance Hall
Dimensions: 13' 4" x 5' 9" (4.07m x 1.76m). Wooden front door with frosted window. Radiator. Vinyl flooring. Cupboard understairs.

Cloakroom
Dimensions: 2' 9" x 5' 7" (0.85m x 1.71m). Frosted window to side. WC. Basin. Radiator. Vinyl flooring.

Kitchen
Dimensions: 8' 11" x 5' 9" (2.72m x 1.76m). Double glazed window to front. Range of wall, base and drawer units. Double sink with draining board and mixer tap. Four ring gas hob with extractor hood. Fitted oven. Fitted fridge freezer. Space for washing machine. Vinyl flooring.

Living Room
Dimensions: 14' 3" x 11' 9" (4.35m x 3.58m). Double glazed sliding doors to rear. Carpet. Radiator. Feature fireplace.

First Floor Landing
Dimensions: 3' 6" x 6' 2" (1.06m x 1.87m). Carpet. Access to loft hatch.

Bedroom One
Dimensions: 11' 2" x 11' 10" (3.41m x 3.60m). Double glazed window to rear. Carpet. Radiator. Fitted wardrobes with sliding mirrored doors.

Bedroom Two
Dimensions: 7' 9" x 11' 9" (2.37m x 3.59m). Double glazed window to front. Carpet. Airing cupboard with water tank.

Bathroom
Dimensions: 5' 10" x 5' 6" (1.77m x 1.67m). WC. Basin. Large shower unit with electric shower. Part tiled walls. Tiled floor. Heated towel rail.

GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.

1ST FLOOR
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Farr & Farr

125 Cheltenham Road, Gloucester - GL2 0JQ

01452380444 • longlevens@farrandfarr.co.uk • www.farrandfarr.co.uk/

Farr & Farr Sales & Lettings