



Priory Court Albemarle Road, Churchdown GL3 2HE

£99,950



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• No onward chain • Over 55's apartment complex • Two bedroom ground floor apartment • Separate lounge & kitchen • Communal residents parking • EPC rating E54 • Tewkesbury Borough Council - Tax Band A (£1,570.08 per annum)

£99,950

Entrance Hallway

Hallway, with secure intercom system, provides access to a built-in storage cupboard aswell as access to both bedrooms, lounge and shower room.

Lounge

Spacious lounge with bay window overlooking the front aspect and door providing access to the separate kitchen.

Kitchen

Modern kitchen with ample work and storage space. Integrated appliances include double electric oven and electric hob aswell as plumbing for a dishwasher.

Bedroom One

Double bedroom with window overlooking the front aspect.

Bedroom Two

Bedroom with window overlooking the front aspect provides ideal space for a home office or study if required.

Bathroom

Fully tiled white suite shower room comprises of shower cubicle, w.c, heated towel rail and

wash hand basin. Plumbing for an automatic washing machine is also provided.

Outside

Externally the property benefits from a car parking area for the residents on a first come first serve basis.

Location

Ever sought after, the suburb of Churchdown is ideally located for links to both Gloucester, Tewkesbury, Cheltenham and Bristol. With local amenities to include various convenience stores, petrol station, post office, hairdressers, public house, takeaways and access to various primary and secondary schools, ideal for both working professionals and young families.

Local Authority, Services & Tenure

Tewkesbury Borough Council - Tax Band A (£1,570.08 per annum).

Mains electric, water and drainage are connected to the property.

Leasehold with 62 years remaining. Service charge of £303.26 per month covers building insurance and general maintenance of the communal gardens. No ground rent is payable on the property.

Information correct as of 7/4/23



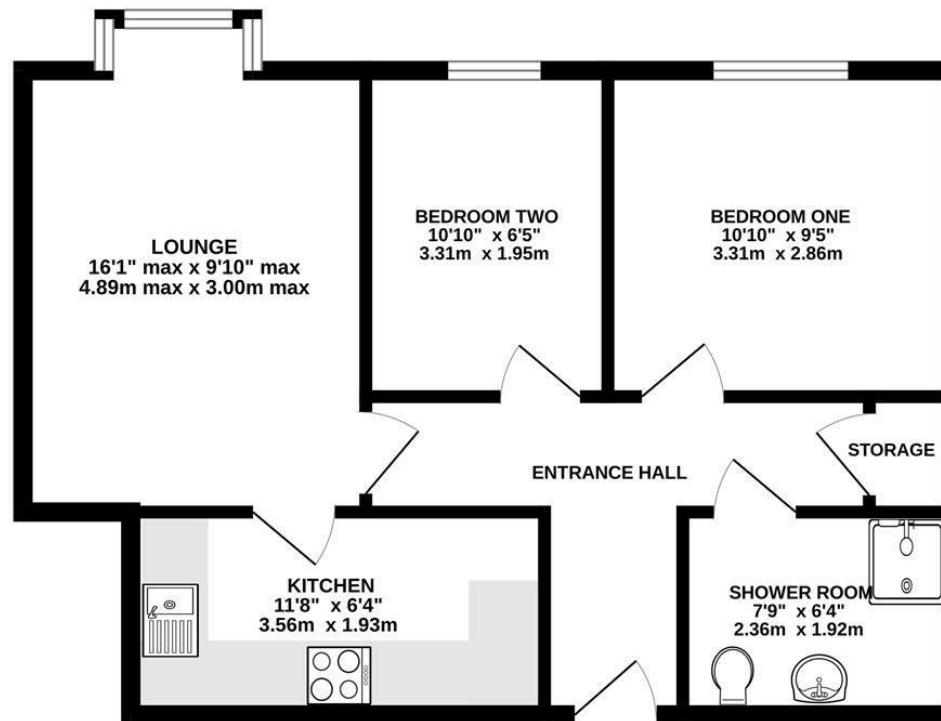
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GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 543 sq.ft. (50.4 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.

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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
100 (plus) A			
91-90 B			
80-60 C			
59-40 D			
40-30 E			
30-20 F			
10-0 G			
Not energy efficient - higher running costs			
England & Wales		79	54
EU Directive 2002/91/EC			

