



**103 Golden Vale, Churchdown – GL3 2LX**

Gloucester

Guide Price **£120,000**



# 103 Golden Vale

Churchdown, Gloucester

One DOUBLE Bedroom GROUND Floor Flat In CHURCHDOWN with NO ONWARD CHAIN, GARAGE and OFF ROAD PARKING.

This fantastic one bedroom flat is situated in the popular Churchdown area which offers easy access to both Gloucester and Cheltenham City Centers. It is also within close proximity to a range of local amenities.

In brief the property comprises of; entrance hall, one double bedroom, bathroom, spacious lounge/diner and kitchen.

Further benefits include; upvc double glazing, modern electric heating, balcony space, garage and off road parking.

Property for sale through Michael Tuck Estate Agents. Potential rental value of £895pcm please contact Michael Tuck Lettings in Abbeymead for more details.

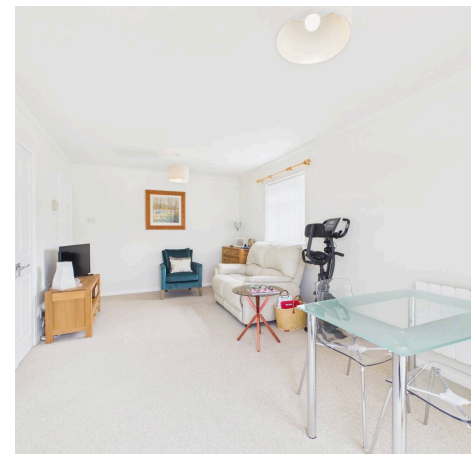
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- No Onward Chain
- Well Presented Throughout
- Spacious Lounge/Diner
- Balcony Space
- Double Bedroom
- Communal Garden
- Garage & Off Road Parking
- Energy Rating TBC & Council Tax Band A





**Hallway**

17' 4" x 3' 5" (5.28m x 1.04m)

**Bedroom**

11' 8" x 8' 11" (3.56m x 2.72m)

**Bathroom**

6' 2" x 5' 5" (1.89m x 1.65m)

**Lounge/Diner**

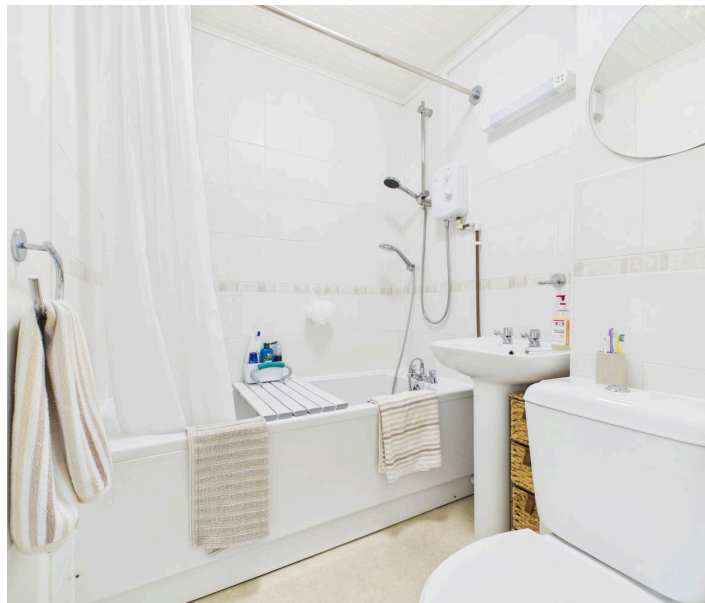
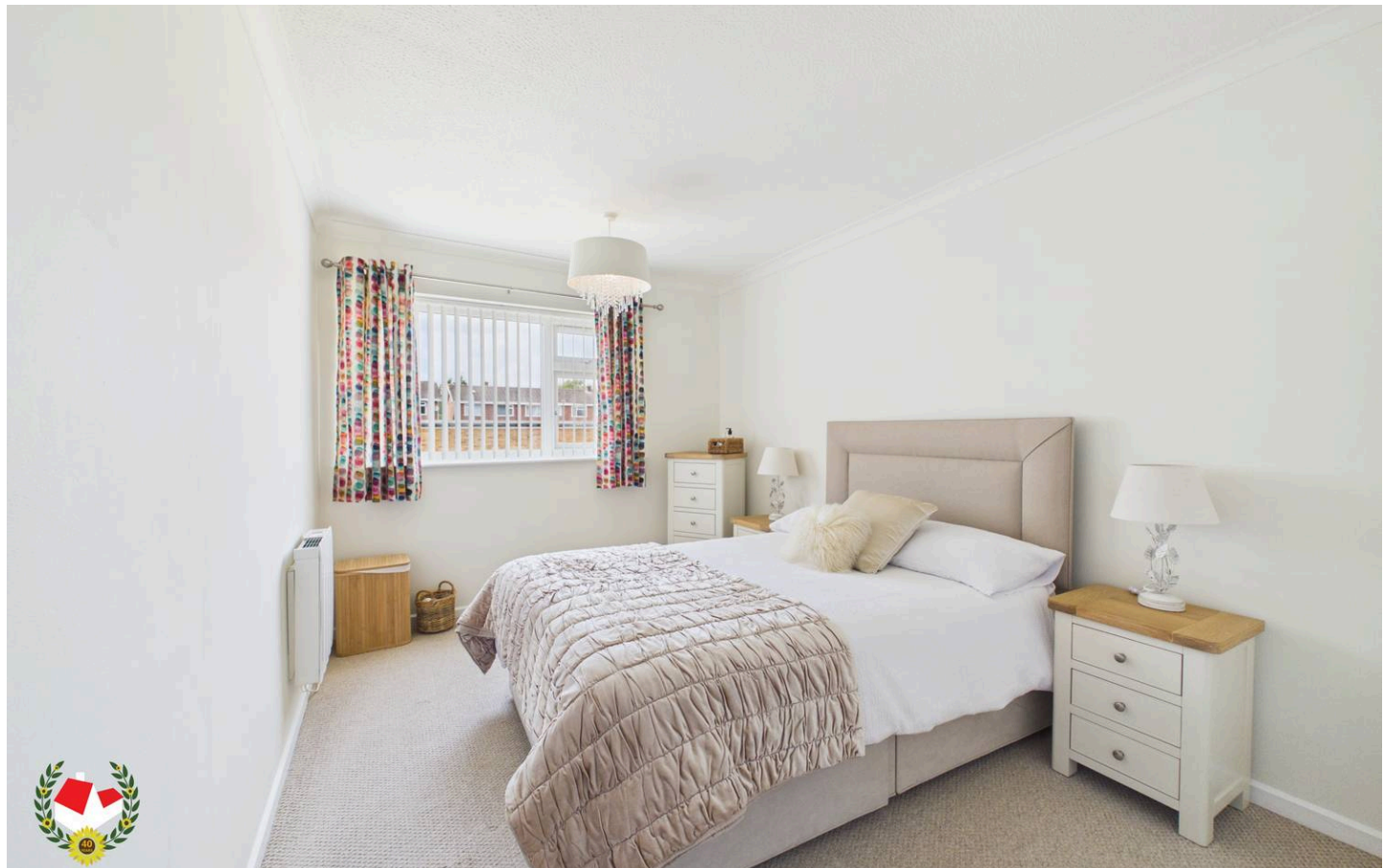
17' 11" x 10' 5" (5.46m x 3.18m)

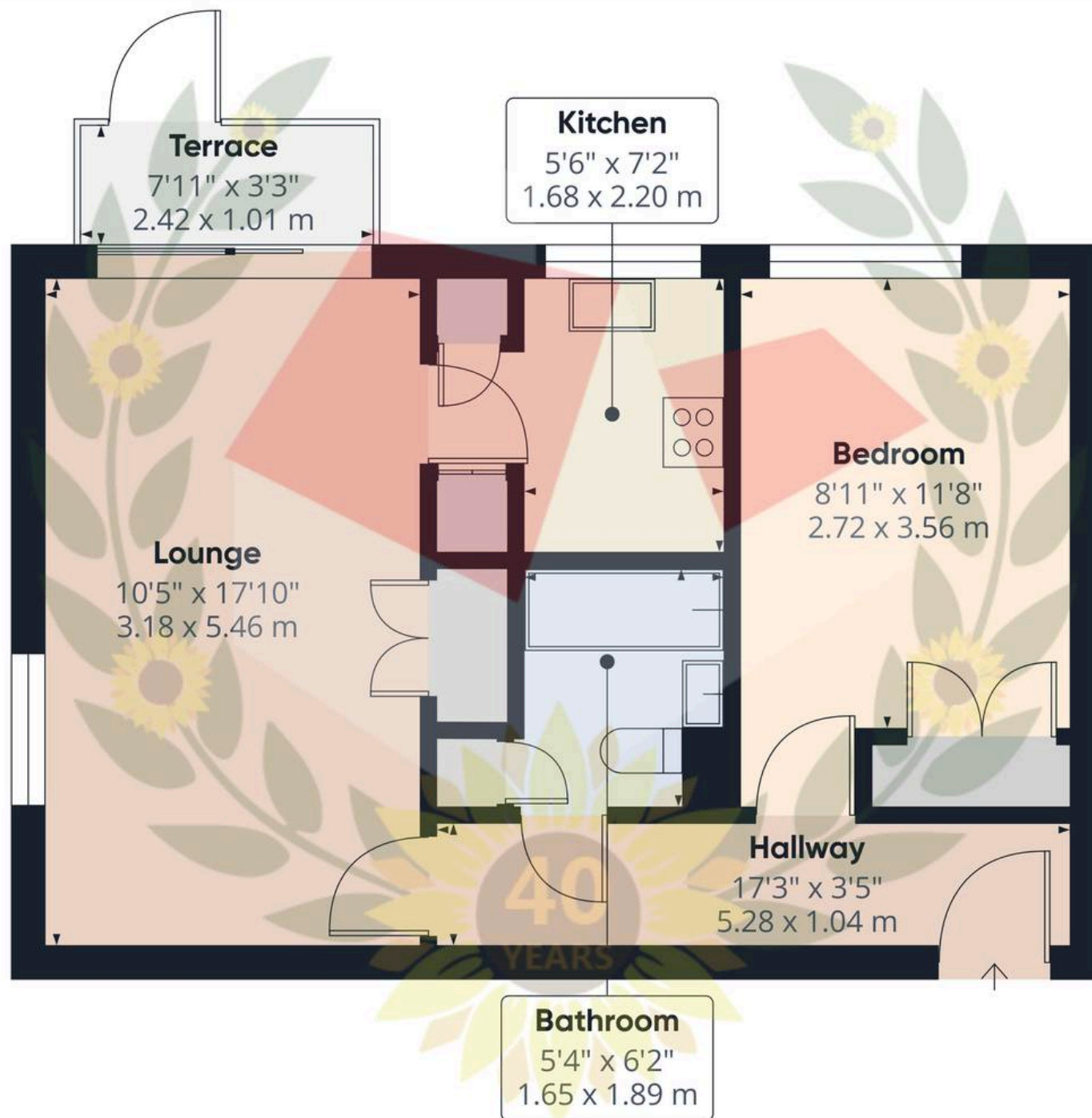
**Kitchen**

7' 3" x 5' 6" (2.20m x 1.68m)

**Tenure**

Leasehold Length Of Lease - 999 year lease from 1982  
(955 years remaining)





**Approximate total area<sup>(1)</sup>**

472 ft<sup>2</sup>

43.9 m<sup>2</sup>

**Balconies and terraces**

27 ft<sup>2</sup>

2.5 m<sup>2</sup>

(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.

GIRAFFE360





## Michael Tuck Estate & Letting Agents

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