

# Farr & Farr

1 Church Road  
Churchdown  
Gloucester GL3 2ER  
Tel: (01452) 857421  
Fax: (01452) 541423

50 Hucclecote Road  
Hucclecote  
Gloucester GL3 3RT  
Tel: (01452) 613355  
Fax: (01452) 541800

40 Oxstall Way  
Longlevens  
Gloucester GL2 9JQ  
Tel: (01452) 380444  
Fax: (01452) 418482

2a Worcester Street  
Gloucester  
GL1 3AA  
Tel: (01452) 500025  
Fax: (01452) 415795

**PRICE: £100,000**

**REF: CD23602**

**113 Golden Vale  
Churchdown  
Gloucester  
GL3 2LX**



## **A SECOND FLOOR STUDIO APARTMENT WITH BALCONY**

HALLWAY: BED/SITTING ROOM: KITCHEN: BATHROOM: ELECTRIC HEATING:  
BALCONY: GARAGE EN-BLOC: COMMUNAL GARDENS:

Estate Agents

Surveyors

Valuers

Website: [www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)

**FOUR LOCAL OFFICES**

## 113 GOLDEN VALE, CHURCHDOWN, GLOUCESTER, GL3 2LX

Situated on the well managed and maintained Golden Vale estate is this purpose built second floor studio apartment. The property benefits from double-glazing, balcony with pleasant aspect and garage the accommodation is arranged as follows: -

Communal entrance door with intercom to individual flats with security door.

**COMMUNAL ENTRANCE HALLWAY:** Well maintained. Stairs leading upto flat 113. Part glazed entrance door.

**ENTRANCE HALL:** Fuse box. Intercom to communal front door. Telephone point. Access to loft space. Doors to: -

**BED/SITTING ROOM:** 18'4 x 10'9. Double-glazed patio doors onto balcony area. Television point. Power points. Telephone point. Wall mounted electric fire. Double doors to storage cupboard housing tank with timer control.



**BALCONY:** Concrete balcony enclosed by wrought iron railing with far reaching views to Chosen Hill.

From the sitting room door into: -

**KITCHEN:** 8'1 x 7'6. Fitted kitchen of wall and base units with roll edge laminated work surfaces. Stainless steel single drainer sink unit. Electric cooker point. Space for freestanding electric cooker. Space for fridge freezer. Plumbing for automatic washing machine. Two built-in larder cupboards. Double-glazed window to side elevation. Part tiled walls. Power points. Telephone point.



**BATHROOM:** White suite of panelled bath with 'Mira Sport' electric shower over. Pedestal wash hand basin. Low level W.C. Part tiled walls. Extractor fan. Linen cupboard with shelving.

# 113 GOLDEN VALE, CHURCHDOWN, GLOUCESTER, GL3 2LX

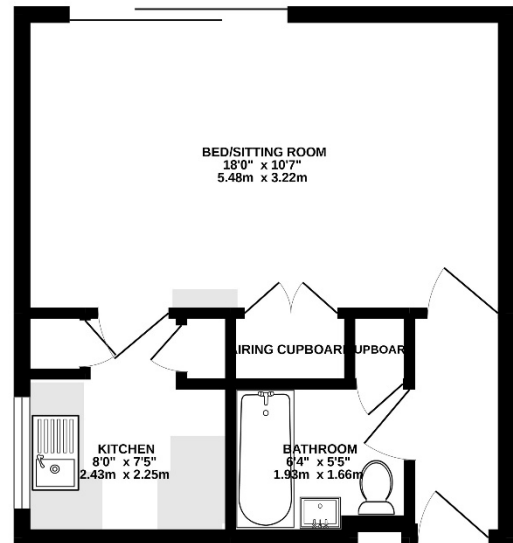
**OUTSIDE:** Residents enjoy the use of the communal lawned areas.



**GARAGE:** En-bloc. Metal up and over door.

**TENURE:** Leasehold. Term to be advised

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



TOTAL FLOOR AREA: 316 sq ft (29.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for floor plan purposes only and should not be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been measured and no guarantee is given as to their availability or accuracy. Call for guide.  
Made with Viewpoint 3.0.0.0



**SERVICE CHARGE:** Currently £69.00 per calendar month.

**EPC:** E - 49

**AGENTS NOTE:** ALL MEASUREMENTS ARE APPROXIMATE

**VIEWING:** BY APPOINTMENT VIA THE AGENT