



readmaurice
For Sale

4 Northcroft

The Park, Cheltenham, Gloucestershire GL50 2NL



A fantastic modern first floor flat of good proportions located in a prime central residential area close to facilities with the unexpected feature of a 'Tower Room' on a raised level with no adjoining rooms.





A substantial first floor modern flat built in 2002 by Redrow Homes located in a prime central area with good access to most facilities.

The property is approached through secure clean and tidy communal areas. The front door opens into a well-lit hall with two wide windows, a useful storage cupboard or airing cupboard and access to the roof space. The sitting room is double aspect and has open access to a well fitted modern kitchen with base and wall mounted units, pull-out larder and appliances. The master bedroom is of a good size with built in wardrobes and has an ensuite shower room fitted with a modern white suite and comprising W.C., shower and basin. The second bedroom is a double room and the main bathroom is well appointed again with a modern white suite.

An unexpected feature of this fine flat is the 'Tower Room' which is located on an upper level and accessed from the entrance hall. The room has three aspects and adds versatility to the property's accommodation.

Outside to the rear is a allocated car parking space and communal garden.

The property is well presented and features gas fired central heating to radiators and uPVC framed double glazed windows.



General

Services: All mains services are believed to be connected to the property.

Local Authority: Cheltenham Borough Council.

Council Tax: Band C - £1414.11

EPC: C

Lease Details

Tenure: Leasehold.

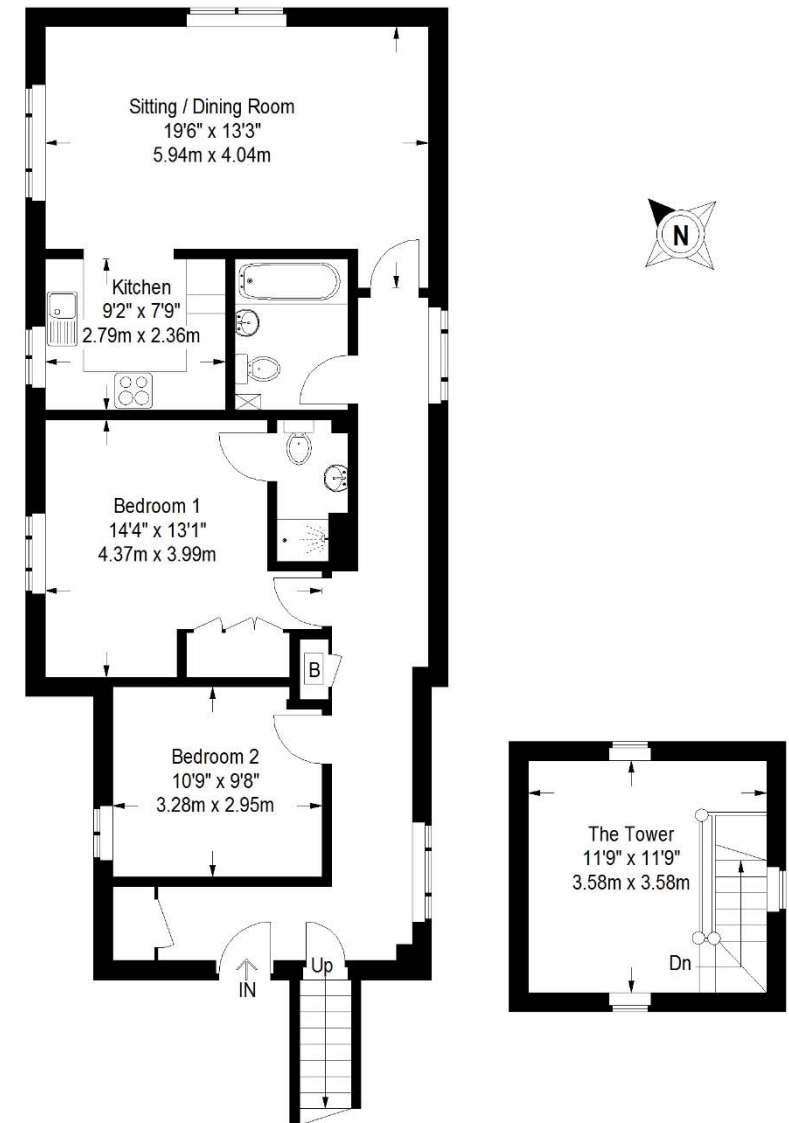
Lease: 999 years commencing 2002.

Service Charge: 2016 to 2017 - £1,394 per annum.

Ground Rent: £150 per annum.

Managing Agent: First Port.

Please Note: Pets, service lets and Airbnb are not permitted. Longer rentals periods are subject to the permission of the freeholder.



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Approximate Gross Internal Area 1033 sq ft / 96 sq m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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