



St Michaels Close ▪ Charlton Kings ▪ Cheltenham ▪ GL53 9DW



This 2005 modern built spacious ground floor apartment comes to the market with no onward chain

Built by Miller Homes within a small cul-de-sac convenient to the local village, St Edwards School and great for links to the A40.










Access via secure audio entry system into communal hallway, No 23 situated on the ground floor with allocated parking directly outside the building. The apartment is spacious throughout and benefits a master bedroom with built in wardrobes and en-suite, a second double bedroom, light and airy lounge, bathroom, and modern kitchen. Outside there are communal gardens and a bike store.

The property is located only a short walk to the local pharmacy and post office, a very well stocked local independent store

Lease 125 years from 2005

Charges £1,005 x 2 per year

Ground rent £96.21 x 2 per year.

-  No Onward Chain
-  Very Spacious
-  Master with En-suite & Fitted Wardrobes
-  Small Cul-de-sac
-  Two Double Bedrooms
-  Allocated Parking
-  Close to A40 for Commuting
-  Double Glazed
-  Gas Central Heating
-  Charlton Kings Location





## ENTRANCE

Entrance via an entry phone system, door leading into communal hallway. No 23 is situated first left on the ground floor.

On entering the apartment you have a very spacious hallway with window to the front. Doors leading to all rooms.

## MASTER BEDROOM

4.55m (14' 11") (into bay) x 3.28m (10' 9")

Dual aspect with bay window to front and window to side, door to en-suite, fitted wardrobe with triple door. radiator.

## BEDROOM TWO

4.16m (13' 8") x 2.50m (8' 2")

Window to side aspect, radiator.

## LIVING ROOM

5.21m (17' 1") x 4.19m (13' 9") (into bay)

Bay window to front aspect, side window, radiator, door to kitchen.

## KITCHEN

4.37m (14' 4") x 1.93m (6' 4")

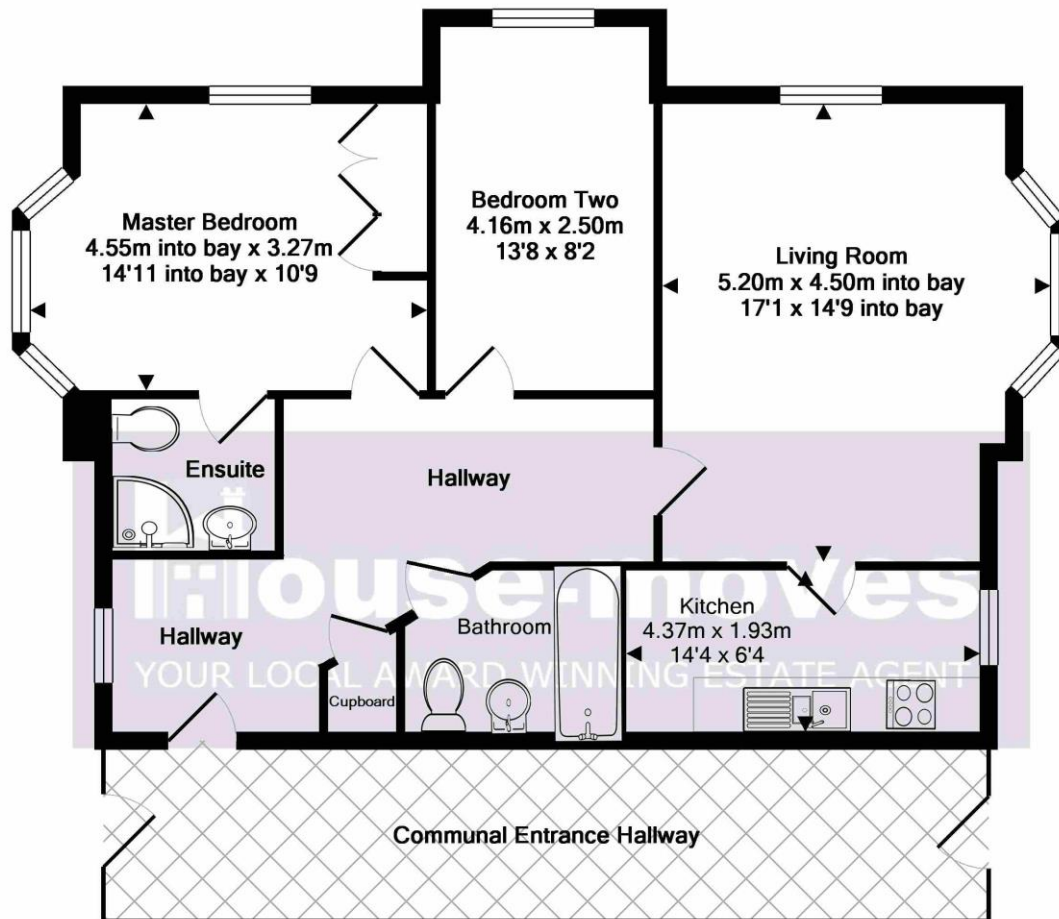
Window to rear aspect, modern fitted kitchen with built in Bosch cooker, hob and extractor, space for washing machine, space for fridge/freezer, radiator. wall mounted combination boiler.

## BATHROOM

Bath with shower over, WC and hand basin. radiator.







Total Approx. Floor Area 76.1 Sq.M. (819 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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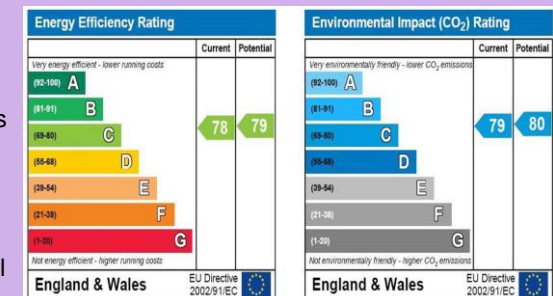


**VIEWING BY APPOINTMENT ONLY THROUGH HOUSE-MOVES**



## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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