

HUNTERS[®]

HERE TO GET *you* THERE



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Wade Court

Cheltenham, GL51 6NL

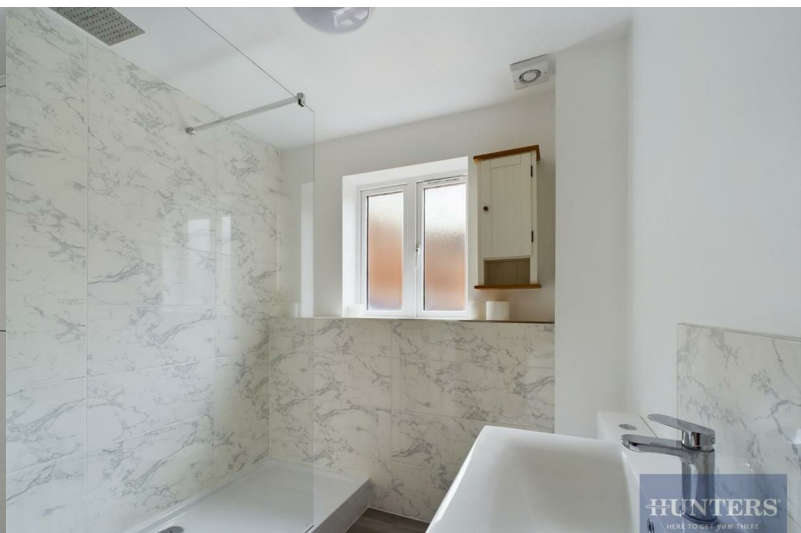
Guide Price £210,000



Council Tax: C



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Hallway

16'6" x 3'4" (5.03 x 1.02)

Kitchen/Dining Area

13'10" x 8'11" (4.23 x 2.72)

Living/Dining Area

17'5" x 14'9" (5.32 x 4.52)

Bedroom 1

12'10" x 11'2" (3.92 x 3.41)

Bedroom 2

10'11" x 8'8" (3.35 x 2.66)

Bathroom

6'10" x 8'5" (2.10 x 2.57)

Private Courtyard

- Ground Floor Purpose Built Flat
- Allocated Parking for Two Cars
- Open Plan Living Space
- Two Bedrooms
- Built in Storage
- Family Bathroom with Walk In Shower
- Private Courtyard
- Modern Throughout
- Close to Amenities
- EPC Rating C

A well presented, two bedroom ground floor flat located on the edge of Hatherley.

The property is set back from the road in a quiet cul-de-sac, with a local Asda in within walking distance and regular bus routes taking you to Cheltenham Town Centre, Cheltenham Spa Train Station and Gloucester.

Accommodation briefly comprises; entrance hall with built in storage, two bedrooms with integrated storage, and modern bathroom fitted with a beautiful white, three piece suite including a full width walk in shower.

To the rear of the property is the open plan Kitchen/Dining Living Space, with a contemporary, fully equipped Kitchen offering integrated dishwasher, washing machine, fridge/freezer, single oven, electric four ring hob and extractor fan.

French doors from the living open out onto the private, patioed courtyard.

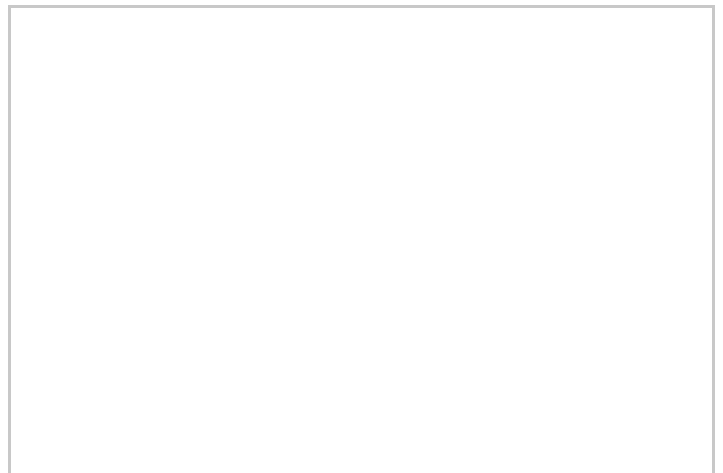
Further benefits include gas central heating, double glazing throughout and off road parking for two cars.

Leasehold with 102 years remaining on the lease

Service Charge: £2,296 p.a

Ground Rent: £90 p.a

Management Company; FirstPort



Road Map



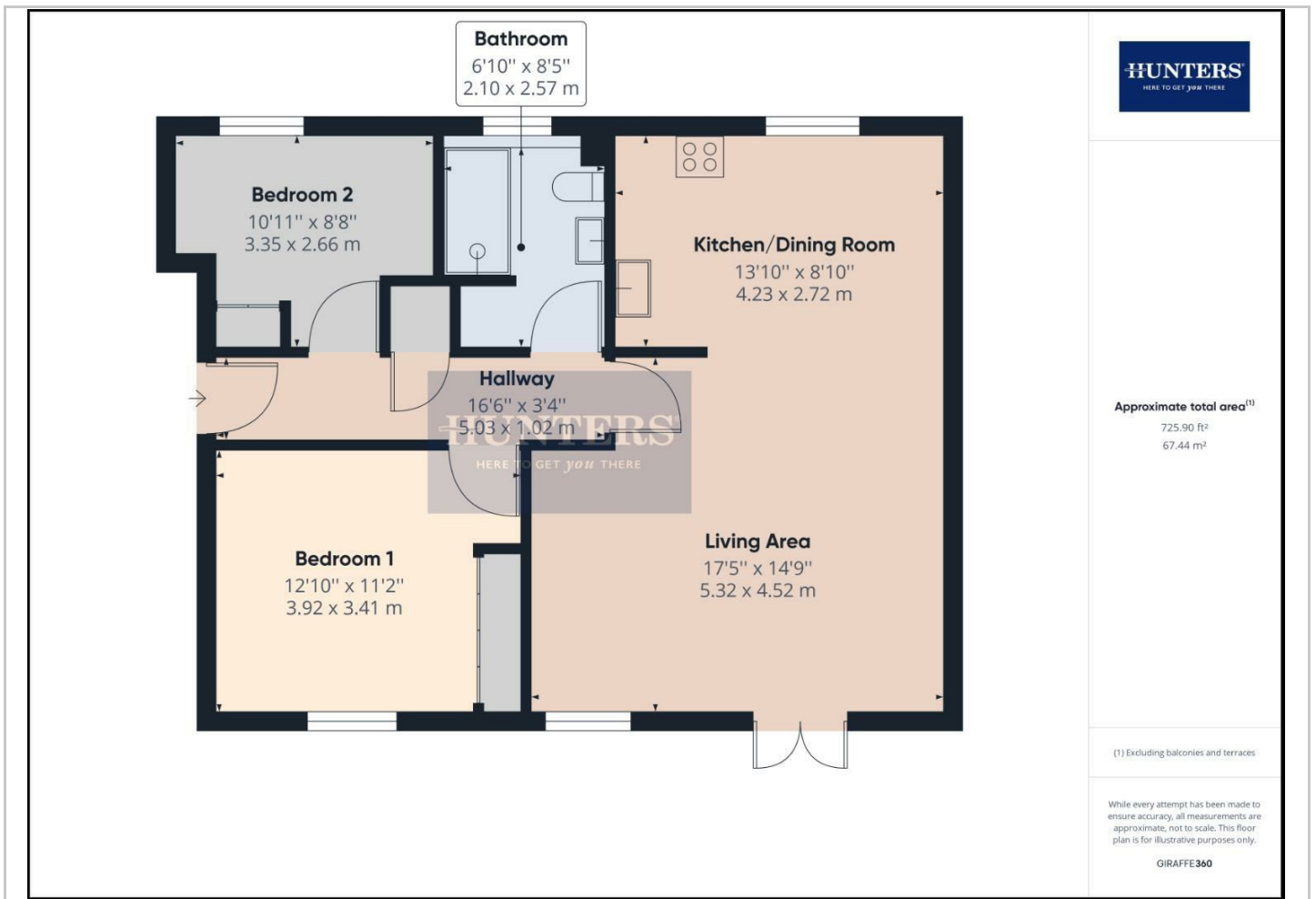
Hybrid Map



Terrain Map



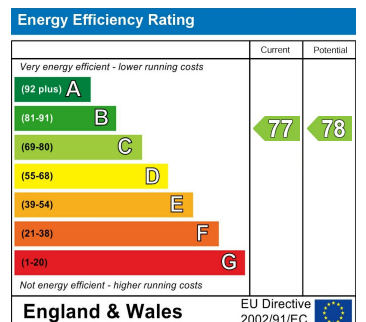
Floor Plan



Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.