

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hatherley Road

Cheltenham, GL51 6DX

Offers In Excess Of £400,000



Council Tax: C



# Hatherley Road

Cheltenham, GL51 6DX

## Offers In Excess Of £400,000



Hunters Estate Agents are delighted to present for sale this exceptionally spacious, light and airy fully refurbished top floor apartment with three impressive double bedrooms.

Polefield House is a traditional detached luxurious manor house, the ground floor of which was the largest dance hall outside of London during the early part of the 1900's. Today, the property sits just 11 minutes' walk from the centre of Montpellier with its vast choice of cafes, bars and restaurants. The local gardens host a variety of festivals throughout the year and remains the central hub of Gentrified Cheltenham.

This fine property is located in the South Wing of the property and has been completely modernised by its present owner. The accommodation includes:

Three double bedrooms with the main bedroom being a vast 19'8" x 13'2" and a professionally fitted suspended ceiling with mood lighting. The 19' living room is equally impressive as is the brand new, fully fitted 15'+ kitchen/dining room also benefitting from a suspended ceiling with mood lighting. The recently fitted bathroom is luxuriously appointed, again with a suspended ceiling and concealed mood lighting. The views from the rooms are stunning (see photographs) and the entire package is completed with off road parking and a private garage.

The property forms part of self-run management company with each flat owner being a shareholder of the freehold. The accounts have been well run for many years and there is a healthy program of maintenance which has just seen the entire building redecorated externally. We have been informed that there is a refurbishment project of the communal areas in the pipeline. The lease has over 900 years left of run so shouldn't be a concern for several generations.

At the time of writing, the owner has found an onward purchase of a vacant property therefore the chain will be short.

All viewings are strictly by appointment only.

Tel: 01242 528500

- Three Double Bedroom Penthouse Flat
- Fully Refurbished
- New Bathroom
- New Kitchen
- New Central Heating
- Fully Redecorated
- Recessed Mood Lighting
- Garage & Two Allocated Parking Spaces
- EPC Rating F (Before Refurbishment) | Council Tax Band C
- Tenure: LEASEHOLD (with a share of the freehold)

### Living Room

19'5" x 12'9" (5.94 x 3.90)

### Kitchen

15'8" x 9'11" (4.78 x 3.03)

### Bedroom One

19'8" x 13'2" (6.01 x 4.03)

### Bedroom Two

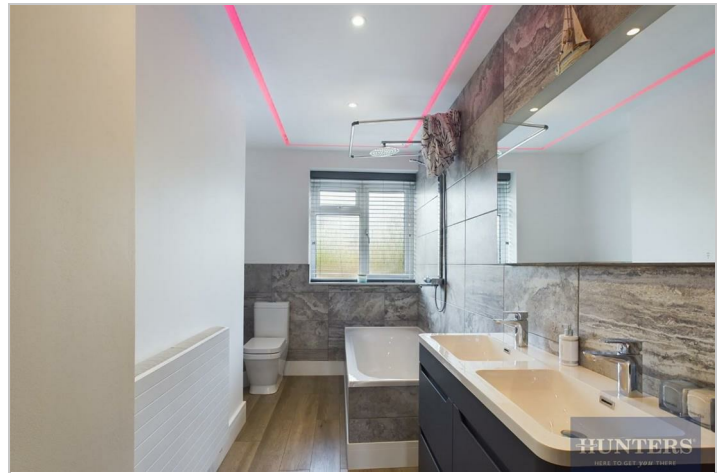
13'10" x 10'7" (4.22 x 3.25)

### Bedroom Three

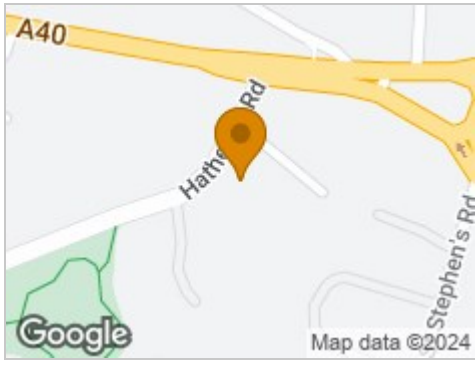
13'10" x 8'11" (4.22 x 2.73)

### Bathroom

13'9" x 6'3" (4.21 x 1.91)



## 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 Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			59
(39-54) <b>E</b>		28	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.