

HUNTERS®

HERE TO GET *you* THERE



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Wade Court

Hatherley, Cheltenham, GL51 6NL

Guide Price £230,000

- Spacious Duplex Apartment
- Two En-Suite Bathrooms
- Generous Open Plan Living Space
- Lease Length Remaining: 103 Years
- Excellent Access Links



- 129 Square Meters
- Two Allocated Parking Spaces
- Council Tax Band: E
- Service Charges: £3,422 per annum
- NO ONWARD CHAIN



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Energy Efficiency Rating

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



SITTING AREA 21'3" x 12'7" (6.50 x 3.86)

DINING AREA 16'9" x 11'8" (5.13 x 3.56)

KITCHEN 12'2" x 11'3" (3.71 x 3.43)

WC 6'5" x 6'0" (1.98 x 1.83)

BEDROOM ONE 18'4" x 12'9" (5.59 x 3.89)

ENSUITE 9'10" x 8'5" (3.02 x 2.57)

BEDROOM TWO 12'9" x 10'5" (3.89 x 3.2)

ENSUITE 8'5" x 8'5" (2.57 x 2.57)

Floor 0

Floor 1

Approximate total area⁽¹⁾
1168.42 ft²
108.55 m²

Reduced headroom
56.31 ft²
5.23 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.