

HUNTERS[®]

HERE TO GET *you* THERE



Parabola Road

Lansdown, Cheltenham, GL50 3AF

Guide Price £275,000



Council Tax: B



Oakhurst Court Parabola Road

Lansdown, Cheltenham, GL50 3AF

Guide Price £275,000



Hunters are delighted to offer this fabulous two double-bedroom traditional lower ground floor apartment complete with off road parking and a private garage.

Situated within Oakhurst Court, a beautiful and imposing detached Villa located between the much sought-after areas of Christchurch and Lansdown, this large 850+Sq/ft offers everything you require for a new life in centre of gentrified Cheltenham.

In addition to the generous proportions of the interior, the outside has been well maintained and offers off road parking and the 'must-have' option of a private garage - a rarity in these parts of Cheltenham.

The accommodation on offer includes:

The large (almost 2m wide) private entrance hall is an appropriate entrance and sets the scene for what's to come. All rooms (with the exception of the kitchen) lead off the entrance hall with the two bedrooms lying to the right of the property and the living room to the left. At the end of the hallway there is a bathroom. The living room, like the bedrooms is light and airy with large windows and leads to the kitchen which is a separate self-contained room.

The property is coming out of long-term rental and would benefit from a cosmetic make-over, but the flat has always been very popular and well cared for.

The location is a key factor for most buyers and this lovely apartment does not disappoint, with Cheltenham Spa Station being a short 18-minute walk, Montpellier and its vast choice of cafes and restaurants just a short 13-minute walk and an evening at the Playhouse Theatre will only require a 12-minute walk home afterwards (all distances taken from google maps),

To complete this impressive package, the apartment is offered with no onward chain, a long lease in excess of 950 years and a very reasonable £100/month service charge.

This fabulous apartment comes highly recommended by Hunters Estate Agents.

- Large Two Double Bedroom Apartment with Garage + Parking
- Long Lease in excess of 950 years remaining
- Large 16'10" Living Room
- Available with No Onward Chain
- Council Tax Band B | Energy Rating (EPC) D

- Amazing Location - Close to Montpelier
- over 850 sqft of accommodation
- Located Between Christchurch and Lansdown
- Gas Central Heating
- Tenure: Leasehold

Living Room

16'10" x 13'11" (5.15 x 4.26)

Kitchen

14'7" x 7'3" (4.45 x 2.21)

Bedroom One

13'4" x 12'9" (4.07 x 3.89)

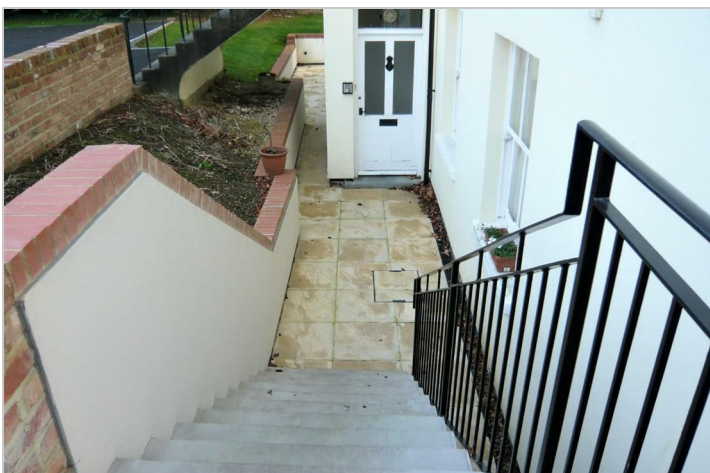
Bedroom Two

12'10" x 9'11" (3.93 x 3.04)

Bathroom

8'5" x 5'11" (2.57 x 1.82)

Private Garage



Road Map



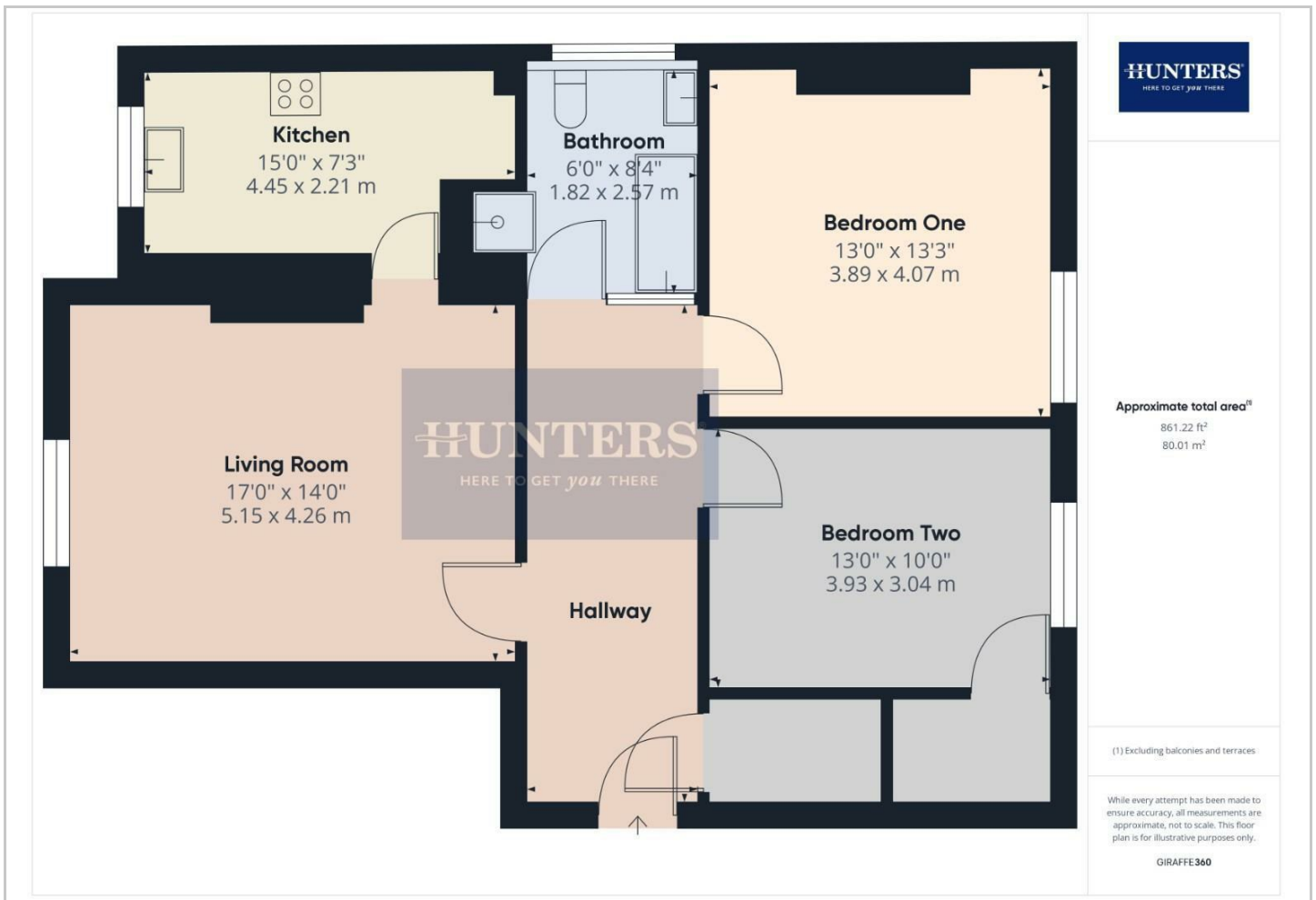
Hybrid Map



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) 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	

Current: 66
Potential: 78

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.