

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Welland court, Welland Lodge Road

Cheltenham, GL52 3HS

Asking Price £75,000



Council Tax: B



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Hunters proudly presents Welland Court, in Cheltenham - a charming retirement property complex of 22 properties dedicated to buyers over 60 with an on-site manager and a 'life call' support system if required.

This two-bedroom first floor apartment offers fabulous value for money to reflect the need for a full cosmetic update allowing the next owner to create a bespoke property of their choice.

Inside, the flat offers accessible accommodation to include, two bedrooms, a light and airy living room with Kitchen off. The Bathroom has historically been fitted converted to a shower room with double width walk-in shower.

First floor apartments are often sought-after due to being more secure, on a hot summer evening the first-floor properties can safely and securely leave their windows open all night. The communal stairs are well set out and easy to traverse.

Externally, the grounds are very well maintained by the highly reputable Anchor Hanover Housing Group, and there is non-allocated off road parking if required. The site details are well explained on the following website:

\* Welland Court is managed by Anchor Housing Trust and as such any potential resident may need to undertake a meeting with the on site manager to assess eligibility. The Anchor Group is a not-for-profit charitable organisation and they understand that maintaining your independence is important. They have ensured that the support they offer is discreet and designed to provide peace of mind for you and your family.

This lovely property will require a new kitchen, bathroom and decorating. We also believe that the electrics would require updating. Now is the perfect time to upgrade the apartment and create a home designed for the future.

All viewings are to be accompanied, please call now to arrange a visit.

Nearest Bus Stops are at:

Welland Court 35 metres

Welland Lodge Road 59 metres

Cheltenham Spa Rail Station 3.25 km

Average Broadband Speed:

3mb Basic

44mb Superfast

Tel: 01242 528500

- **Two Bedroom First Floor Retirement • Over 60's Only Flat**
- **Non allocated Off Road Parking Available**
- **Well Maintained Communal Grounds**
- **Close To Prestbury Park**
- **EPC - TBC | Council Tax Band - B**
- **Property Requires Cosmetic Modernisation.**
- **No Onward Chain**
- **Currently Awaiting Grant of Probate**
- **Tenure - Leasehold (65 Years Remaining)**

## Room Sizes

### Living Room

14'0" x 13'2" (4.27 x 4.03 )

### Kitchen

8'8" x 6'8" (2.66 x 2.05)

### Bedroom One

9'1" x 13'6" (2.77 x 4.14)

### Bedroom Two

6'10" x 9'5" (2.09 x 2.89)

### Bathroom

9'1" x 5'9" (2.77 x 1.77)



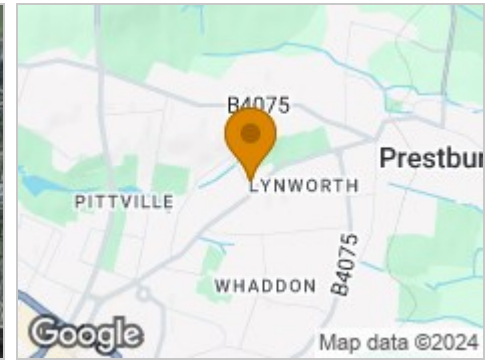
## Road Map



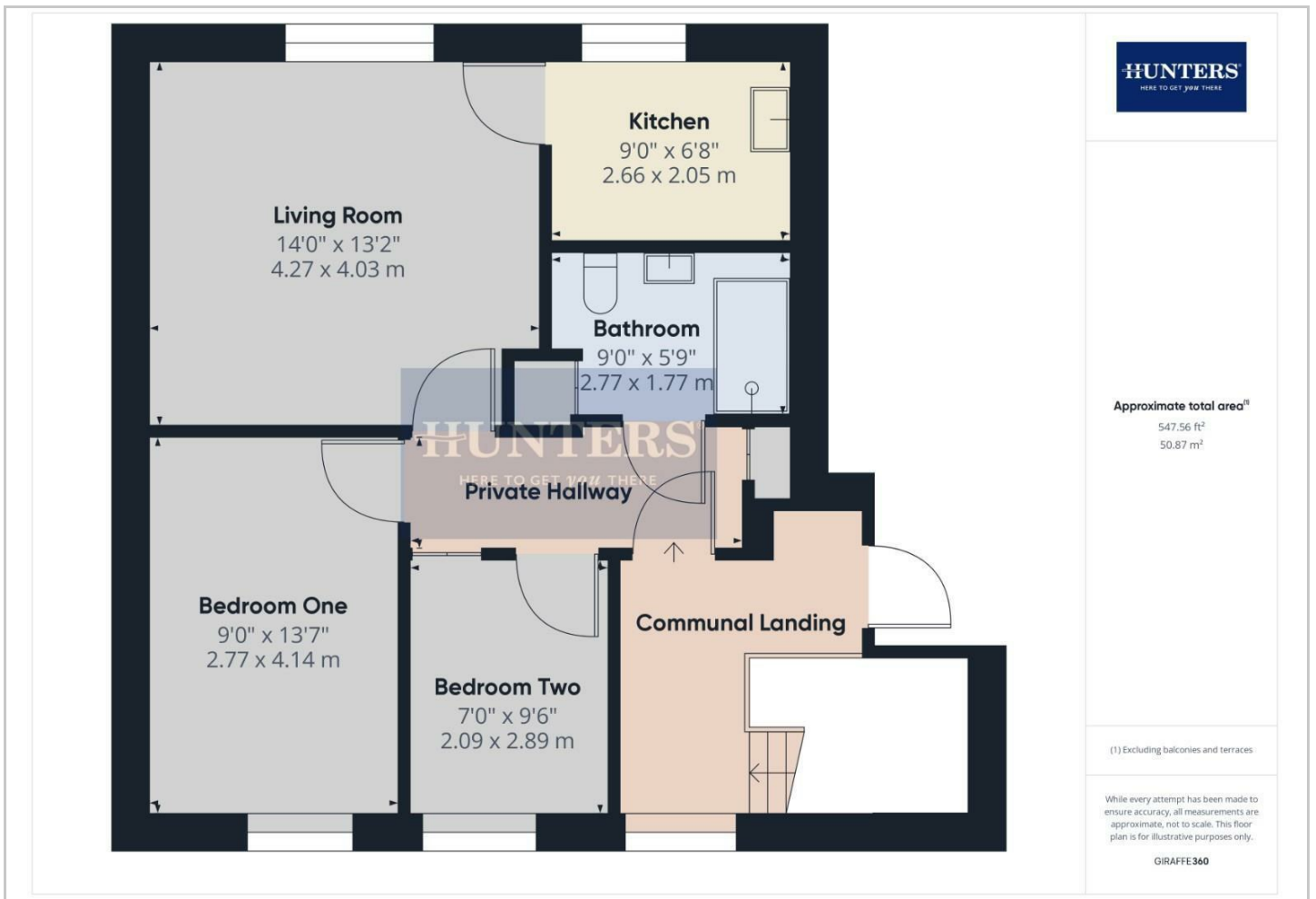
## Hybrid Map



## 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>		77	77
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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.