

# HUNTERS<sup>®</sup>

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## Honeybourne Way

Cheltenham, GL50 3UB

Asking Price £230,000



Council Tax: B



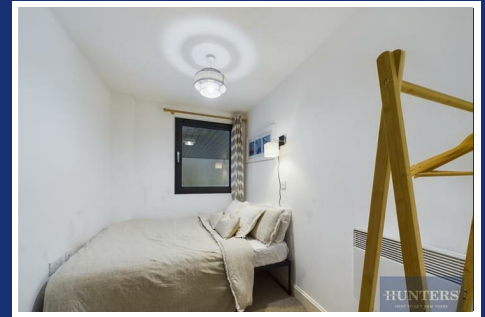
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# Apartment 37 Honeybourne Way

Cheltenham, GL50 3UB

Asking Price £230,000



Hunters Estate Agents are delighted to bring this immaculate two-bedroom, first floor purpose-built apartment located close to Waitrose and the Town Centre for sale. This property also benefits from having an allocated off road parking space on the lower ground floor and is available now with no onward chain.

St James Walk is a mix of one- and two-bedroom apartments located just off the Honeybourne leisure/cycle route, next to Waitrose. When works are completed in 2025, the converted ex Honeybourne trainline will allow safe cycling/walking all the way to Bishops Cleeve. Other benefits of this enviable location is the close proximity to the town centre and the railway station.

The apartment is superbly appointed with well decorated rooms and large windows throughout. The accommodation includes a living room/kitchen area, two bedrooms and a luxury bathroom suite. The building has very well-presented communal areas and at least two tiers of security to get to the apartment. Each block has its own lift facility for added convenience.

These properties are suitable to a wide audience of buyers including first time buyers looking for their first home, landlords will love the generous income generated by the flats, and anyone looking for a pier-de-terra that can be safely locked and left will also find this apartment hard to beat.

There is no onward chain with this property so you could be in for Christmas! call us today to arrange a viewing on this highly recommended property.

All viewings are by appointment only.

# KEY FEATURES

- Two Bedroom Purpose Built Apartment
- First Floor Location
- Good Security and Lift Available
- Immaculate Presentation
- Underground Parking Space
- Close to Waitrose and Town Centre
- NO ONWARD CHAIN
- Service Charge - £2,731.92/annum | Ground Rent £443.18/annum
- Council Tax Band B | EPC Rating C
- TENURE: Leasehold - 125 years with 105 years remaining

# ROOM SIZES

## Bedroom One

9'2" x 10'9" (2.81 x 3.28)

## Bedroom Two

6'5" x 9'10" (1.98 x 3.01)

## Kitchen/Living Area

15'6" x 11'3" (4.73 x 3.44)

## Bathroom

8'8" x 5'10" (2.66 x 1.78)

## Road Map



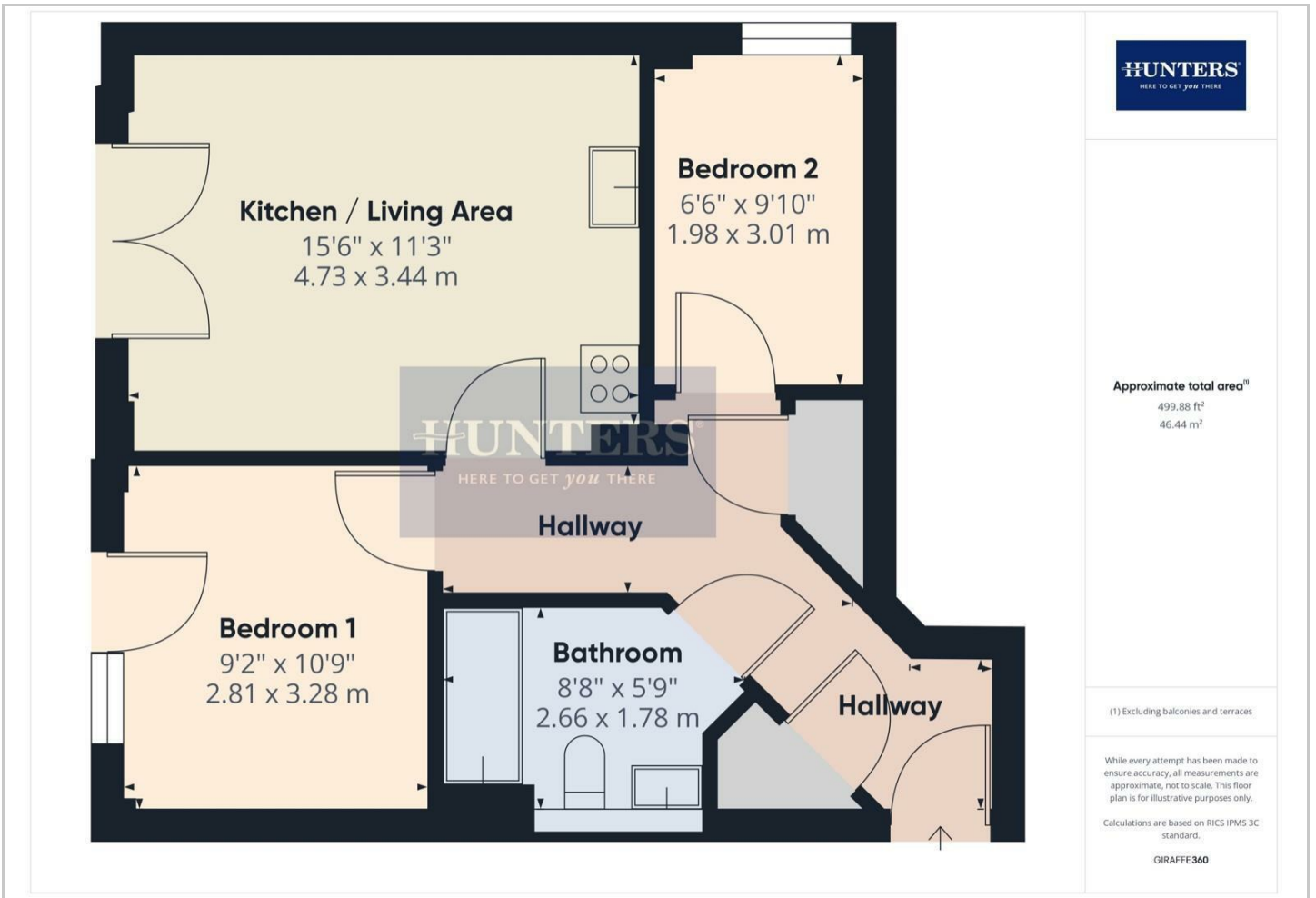
## Hybrid Map



## 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>		80	84
(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.