

HUNTERS®

HERE TO GET *you* THERE



Queens Road

Cheltenham, GL50 2LU

Asking Price £295,000



Council Tax: C



Queens Court Queens Road

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Asking Price £295,000



Hunters Estate Agents are delighted to offer for sale, this fabulous purpose-built ground floor apartment set within the extensive grounds of Queens Court, an exclusive development within walking distance of Cheltenham Spa railway station.

This luxurious flat is presented to the market in very good condition throughout and boasts of a private garage and a 27' living/dining room with triple aspect windows. This amazing 'day space' can be configured in a variety of ways, or even separated to provide a home office or a good-sized third bedroom. The property also offers a family bathroom, two double bedrooms, a fitted kitchen and a utility room with separate WC.

The development is set within attractive well-manicured grounds creating a tranquil setting that is close to Cheltenham town centre. Queens Court is perfect for central Cheltenham being just 17-minutes' walk to Montpellier Gardens (from google maps) and anyone who commutes will relish the easy 5-minute walk to the rail station (from google maps). With shared off road parking and a private garage we feel this package is unbeatable.

Queens Court dates to circa 1964 and was built on the land sold by the Cypher Family in 1960 whereupon, a thriving Nursery existed for over 100 years specialising in growing exotic plants and exporting them all over Europe. Nowadays the site remains picturesque and tranquil, a perfect legacy to its past, and a fabulous start for your future.

This property comes highly recommended

Leasehold - with 939 Years Remaining

All viewings are strictly by appointment only

Key Features

- Two Bedroom Ground Floor Flat
- Set Within It's Own Grounds
- Large 27' Living/Dining Room
- Utility Room with WC
- Energy Rating (EPC) C | Council Tax Band C
- Purpose Built to a Very High Standard
- Large Double Bedrooms
- Garage and Communal Parking
- Walking Distance to Railway Station
- Tenure - Leasehold with 939 Years Remaining at £2160/annum Service Charge

Hall

Living Room / Dining Room

12'10" x 27'7" (3.92 x 8.41)

Kitchen

8'7" x 11'4" (2.62 x 3.46)

Bedroom One

13'2" x 11'4" (4.02 x 3.46)

Bedroom Two

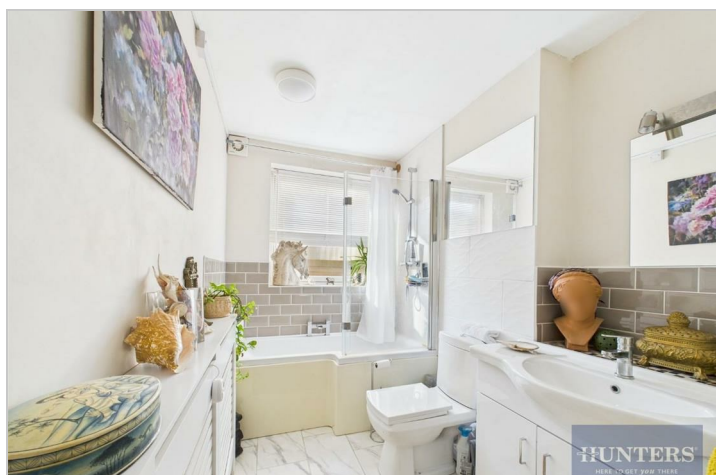
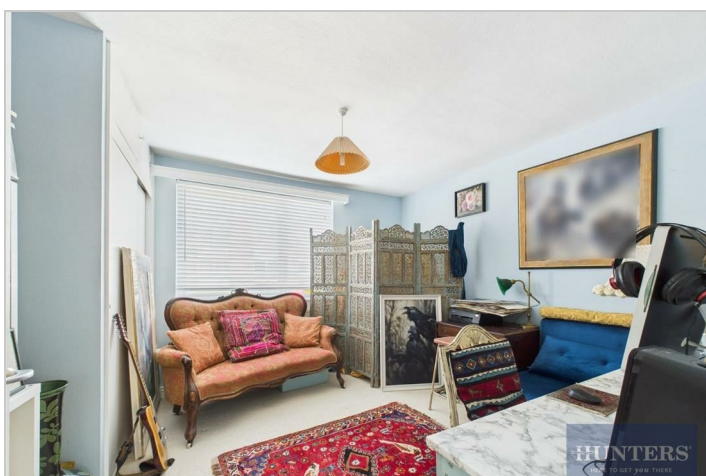
12'2" x 11'5" (3.73 x 3.49)

Bathroom

5'7" x 8'11" (1.71 x 2.72)

WC/Utility

4'8" x 10'7" (1.43 x 3.25)



Road Map



Hybrid Map



Terrain Map

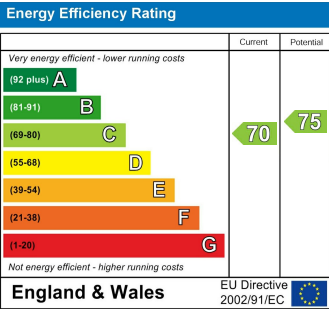


Floor Plan



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.



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.