

# HUNTERS®

HERE TO GET *you* THERE



## Honeybourne Way

Cheltenham, GL50 3UB

Guide Price £260,000



Council Tax: B



# St. James Walk Honeybourne Way

Cheltenham, GL50 3UB

Guide Price £260,000



Hunters Estate Agents are delighted to offer this immaculate two double-bedroom, two bathroom upper 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 recently upgraded principal bathroom and en-suite bathroom. 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 by the end of the summer! call us today to arrange a viewing on this highly recommended property.

All viewings are by appointment only.

Tel: 01242 528500

- **Two Bedroom Purpose Built Upper Floor • Two Recently Upgraded Bathrooms Apartment**
- **Excellent Security and Lift Available**
- **Gated Underground Parking Space**
- **NO ONWARD CHAIN**
- **Council Tax Band B | EPC Rating: B**
- **Immaculate Presentation**
- **Close to Waitrose and Town Centre**
- **Service Charge - £2,731.92/annum | Ground Rent £443.18/annum**
- **TENURE: Leasehold - 977 years remaining**

#### KITCHEN

9'11 x 7'6 (3.02m x 2.29m)

#### LIVING ROOM

19'8 x 16'2 (max) (5.99m x 4.93m (max))

#### BEDROOM ONE

16'4 x 9'6 (max) (4.98m x 2.90m (max))

#### EN-SUITE SHOWER ROOM

8'6 x 7'11 (max) (2.59m x 2.41m (max))

#### BEDROOM TWO

13'2 x 11'8 (max) (4.01m x 3.56m (max))

#### BATHROOM

9'11 x 6'10 (max) (3.02m x 2.08m (max))

#### ELECTRIC GATED PARKING

one allocated space





Road Map



Hybrid Map



Terrain Map



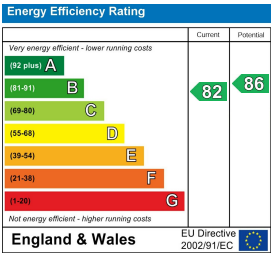
Floor Plan



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 Graph



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.