

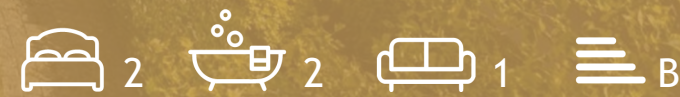


MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



Sandford Court, Humphris Place,
Cheltenham GL53 7FA
Guide price £385,000



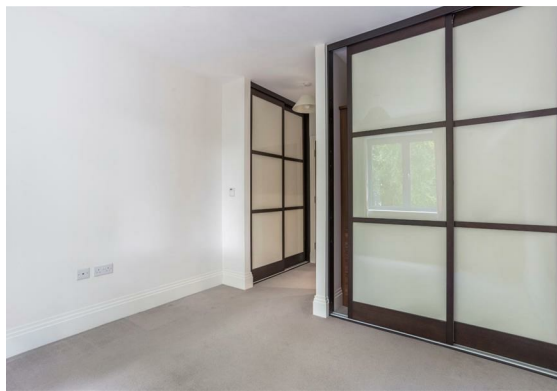
Sandford Court, Humphris Place, Cheltenham GL53 7FA

Location:

Humphries Place is a quiet enclave just off Thirlestaine Road, one of Cheltenham's finest residential addresses. A short stroll away is Montpellier, one of Cheltenham's most fashionable and popular locations, just a stone's throw from the famous shopping district and within the heart of the lovely café and festival culture that Cheltenham is renowned for. The local schools are exceptional, including world-renowned boarding schools such as The Cheltenham Ladies' College, Dean Close, and Cheltenham College. Communication links are highly accessible, with easy access to the M5, A40, and A435, and Cheltenham Spa train station is within walking distance. It is also conveniently positioned next to Cheltenham General Hospital.

Full Description:

Set in one of Cheltenham's most desirable locations, on the edge of Montpellier and the town centre, this beautiful two-bedroom apartment offers the best of town living with the benefit of secure parking and lift access. Built by the reputable Berkeley Homes in 2016, this prestigious development is known for its exceptional quality and luxury design. The stylish and modern finish makes it perfect for those who want to live in the heart of Cheltenham or have a centrally located lock-up-and-leave that is particularly easy to maintain. Having been let very successfully over the years, it is ideal for those seeking an investment property.





Entrance is gained through a smart communal hall leading to the second floor and the apartment's private door. The internal space is particularly generous with a balanced bedroom to living space ratio. The drawing room is an excellent size with the benefit of double doors opening to a balcony terrace and pocket doors to the kitchen. The kitchen is contemporary in style with a range of modern units and integrated appliances, and the arrangement allows it to be closed off or open to the drawing room. The master bedroom has built-in wardrobes and a modern en-suite shower room. The guest bedroom is double in size, with a range of fitted wardrobes, and is served by a luxury bathroom.

The communal grounds within the development are beautiful and extremely well-tended, making a lovely and smart setting for the apartments. Access from Thirlestaine Road leads to two allocated parking spaces. The development is set behind electric gates, providing a secure and safe environment.

Overall, this beautiful apartment offers the rare balance of quiet and secure town living. It is an ideal base for parents needing to be close to one of our internationally renowned schools, a rental property, or a lock-up-and-leave.

Further Information:

Tenure: Leasehold

Lease duration: 125 years from 1st March 2014 (115 years remaining).

Service charge: £1,800 per annum.

Ground rent: £200 per annum

Services: Mains gas, electricity, water and drainage. Gas central heating.

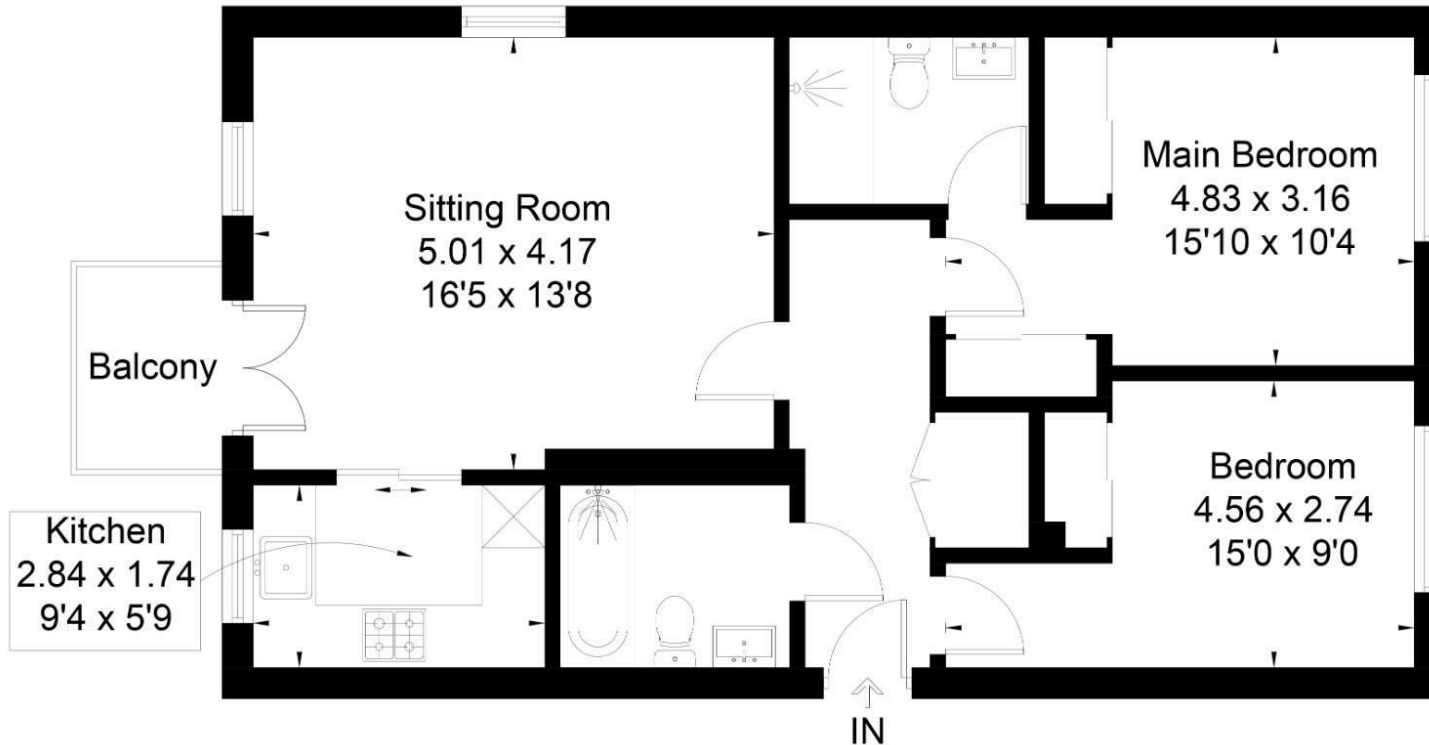
Local authority: Cheltenham Borough Council. Tel. 01242 262626

Council tax band: D



Floor Plan

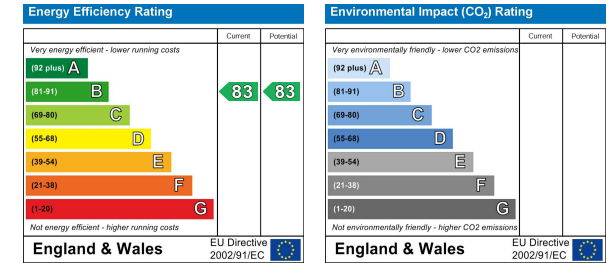
Approximate Floor Area = 67.7 sq m / 729 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #70809

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



Area Map



Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

Rotunda Buildings Montpellier Exchange
Cheltenham
Gloucestershire
GL50 1SJ

T. 01242 514 285
E. sales@morgan-associates.co.uk
W. www.morgan-associates.co.uk