



Flat 4 Hazelhurst, 24 Eldorado Road, Cheltenham, Gloucestershire, GL50 2PT

A MODERN TWO BEDROOM APARTMENT BUILT BY REDROW IN 2004 SET IN THIS ATTRACTIVE LEAFY SUBURB OF LANSDOWN MOMENTS FROM THE TRAIN STATION AND AN EASY LEVEL WALK TO MONTPELLIER. PETS ARE PERMITTED.

Hazelhurst is a purpose built development of apartments by Redrow in 2004. No. 4 is positioned on the first floor apartment and is spacious in design. It will be found in excellent order. On entering the building the clean and tidy communal hall provides access up to the apartment via low rise stairs. The accommodation comprises of an open plan reception room with double aspect windows and an integrated fully fitted kitchen with appliances built-in namely, dishwasher, washing machine and fridge freezer. Both the sitting room and entrance hall has travertine flooring.

The master bedroom has built wardrobes and an en suite shower room. Bedroom 2 is also a good size. The guest bathroom has a bath with shower over.

At the rear is a mature communal garden for the residents to enjoy with mature handsome oak trees and planted seasonal flowers. An ideal place to enjoy a sit down after work. The apartment is double glazed and has a very high energy performance rating. It will be sold with no onward chain.

Further benefits include 1 allocated parking space. It maybe possible to obtain a residents parking permit for Zone 14 should you have additional parking requirements from Gloucestershire County Council. A resident parking permit currently costs £63.60 for 1st permit and £127.35 for the second. Maximum of two permits per household.

Tenure: Leasehold

Lease: 999 years from January 1st 2004

Service Charge: £2,007.90 per annum

Ground Rent: £150 pa review due in 2025

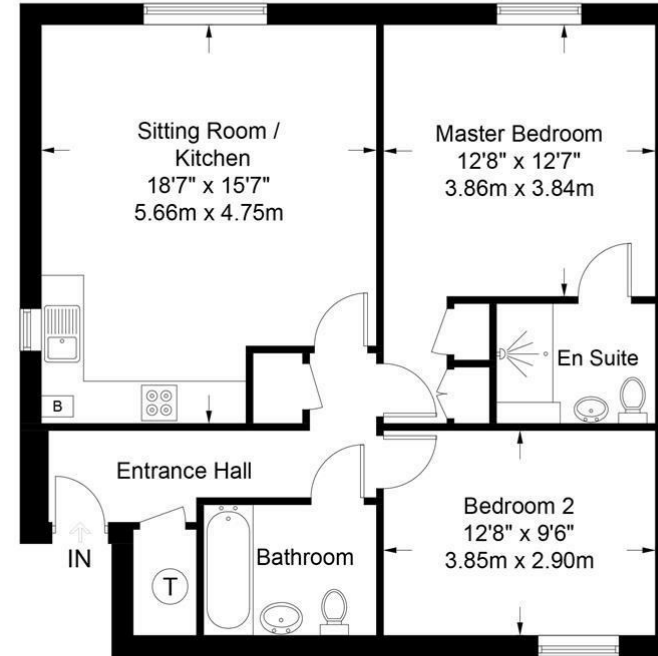
Managing Agents: FirstPort

Pets are possible. Short term lets are not allowed however fixed term lettings is possible.

If you are buying for investment we have managed a number of units in this block and if you require an indication of market rent please contact Read Maurice Property Management on 01242 225295.







Approximate Gross Internal Area = 786 sq ft / 73.1 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale. Please check all details before making any decisions reliant upon them. Copyright Read Maurice. (ID1049599)

Tenure: Leasehold
EPC: B
Council Tax: C
Area: 786.00 sq ft
Property Ref: 18837052

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