



12b The Courtyard, Southam Road, Prestbury GL52 3NQ

A spacious 2 bedroom first floor flat with its own private garden in a select development within the grounds of Prestbury Manor, a beautiful setting surrounded by countryside yet only a short distance from the village of Prestbury.





Built approximately 30 years ago, 'The Courtyard' is an imaginatively designed collection of cottages and apartments situated in a stunning setting within the grounds of Prestbury Manor.

This well presented first floor flat occupies a lovely position tucked away in a corner with an enclosed private rear garden (c.30'x11'5') with views over fields. The accommodation briefly comprises a ground floor entrance hall with a door leading into the garden and a staircase leading up to the flat.

Landing with door to the first floor hall off which is the modern fitted kitchen/breakfast room, sitting room two bedrooms (both double aspect) and a modern shower room.

The property features gas fired central heating and double glazed windows.

Detached from the property is a covered parking space with storage shed which is accessed by secure gates.

Residents within the Prestbury Manor development have the use of well-tended substantial grounds and a tennis court.

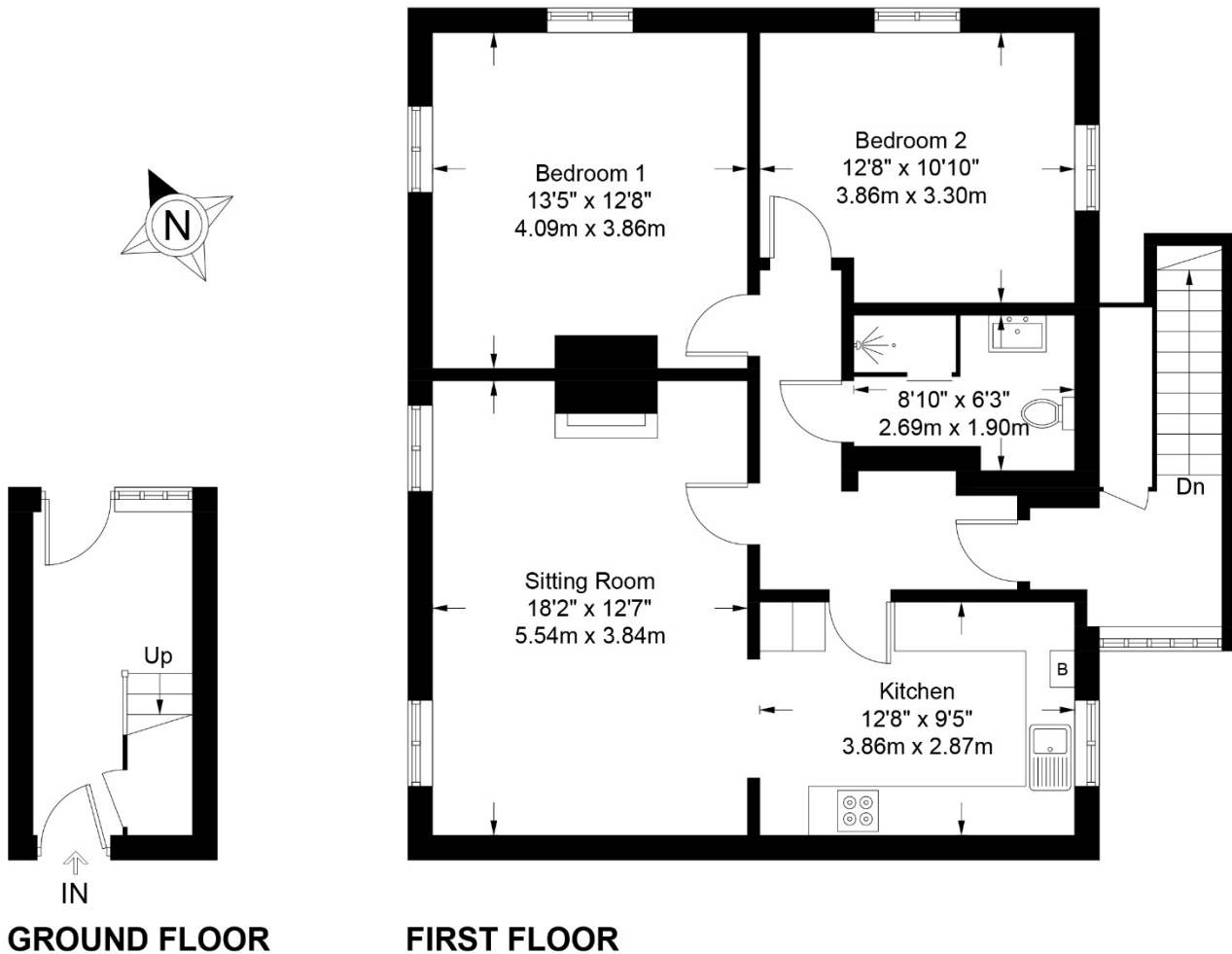
Lease Details:

Tenure: Leasehold with a share of the freehold
Lease: 125 years commencing 31st March 1993 - 94 Years remaining.
Service Charge: £640 per annum
Ground Rent: Peppercorn
Managing Agents: Cambray Property Management.

General:

Services: All mains services are believed to be connected.
Local Authority: Cheltenham Borough Council.
Council Tax: Band C
EPC: C (72/74)
Parking: Allocated secure parking.
Title Number: GR156066





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 Approximate Gross Internal Area 996 sq ft / 92.5 sq m

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

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