

# 3 Overton Court

Overton Park Road Cheltenham GL50 3BW

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Approximate Gross Internal Area = 757 sq ft / 70.3 sq m

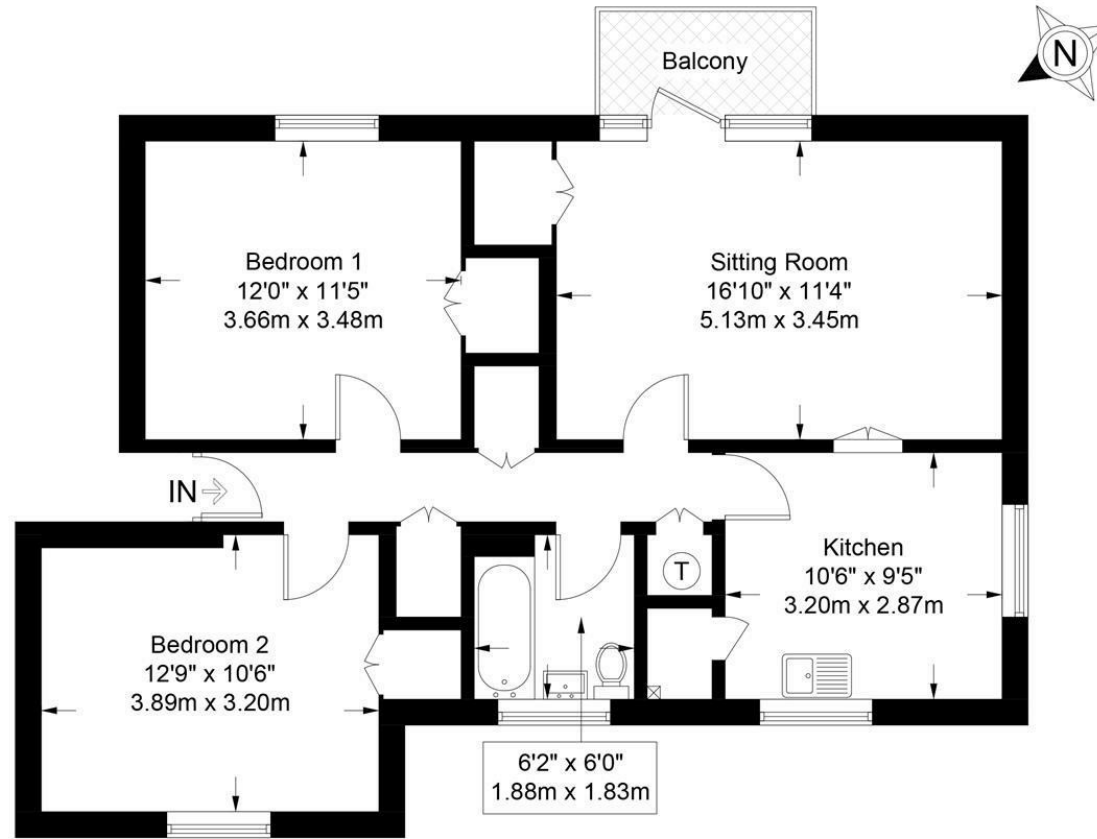


Illustration for identification purposes only, measurements are approximate and are not to scale.  
Please check all details before making any decisions reliant upon them.  
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Well presented communal areas and staircase leads up to the first floor landing.

The front door open into the entrance hall which has two storage cupboards. To the front of the property is the sitting room which has access to a balcony. The kitchen, which needs refitting is a good size and has the benefit of a useful pantry. The bathroom is fitted with an older style white suite and has natural light and ventilation. Both the bedrooms are a good size and have fitted wardrobes.

Outside to the front of the building are some visitor car parking spaces and to the rear of the building is an allocated CARPORT (3) and dustbin storage area.

Although the property requires modernisation and renovation it benefits from double glazed windows. Heating is via electric storage heaters.

Lease Details:  
Tenure: Leasehold with a 1/18th share of the freehold  
Lease: 999 years commencing 12th February 1982  
Service Charge: £1440 for the period 01.04.24 to 31.03.25.  
Ground Rent: Peppercorn  
Managing Agents: Young & Gilling

General:  
Services: Mains electricity, water and drainage are connected.  
Local Authority: Cheltenham Borough Council.  
Council Tax: Band B.  
EPC: D (60/76).  
Parking: There is visitor car parking to the front of the building and a CARPORT to the rear.  
Title Number: GR120338

**General**  
**Local Authority:** Cheltenham Borough Council  
**Council Tax:** B  
**EPC:** Band D  
**Rating:** 60  
**Title Number:**

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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 they are chosen by the floor planner and may not have the deemed planning consent for such use.