



12 Hammond Court College Lawn, Cheltenham, GL53 7AF

WITH A FAR REACHING VIEW ACROSS CHELTENHAM COLLEGE THIS MODERN TWO BEDROOM DUPLEX APARTMENT WILL BE FOUND IN EXCELLENT CONDITION AND COMES WITH A SINGLE GARAGE AND WILL BE SOLD WITH NO ONWARD CHAIN.

Hammond Court is a purpose built apartment block set along one of the area's most attractive settings which is within a short walk of two town parks and easy reach of the town centre. No. 12 is a two bedroom duplex apartment west facing with a super special outlook overlooking Cheltenham College playing fields. On entering the apartment, the hall provides access through to a well-proportioned reception room with ample space to dine, relax and to access a paved terrace to enjoy the evening sunshine.

A well-appointed kitchen with built in appliances also has a window overlooking the grounds to the rear. Both bedrooms are on the first floor which have the use of the main bathroom. Outside a short walk away is the single garage a valuable storage area which will also house a small town car should it be needed. The garage is accessed via Christowe Lane to the rear of Hammond Court.

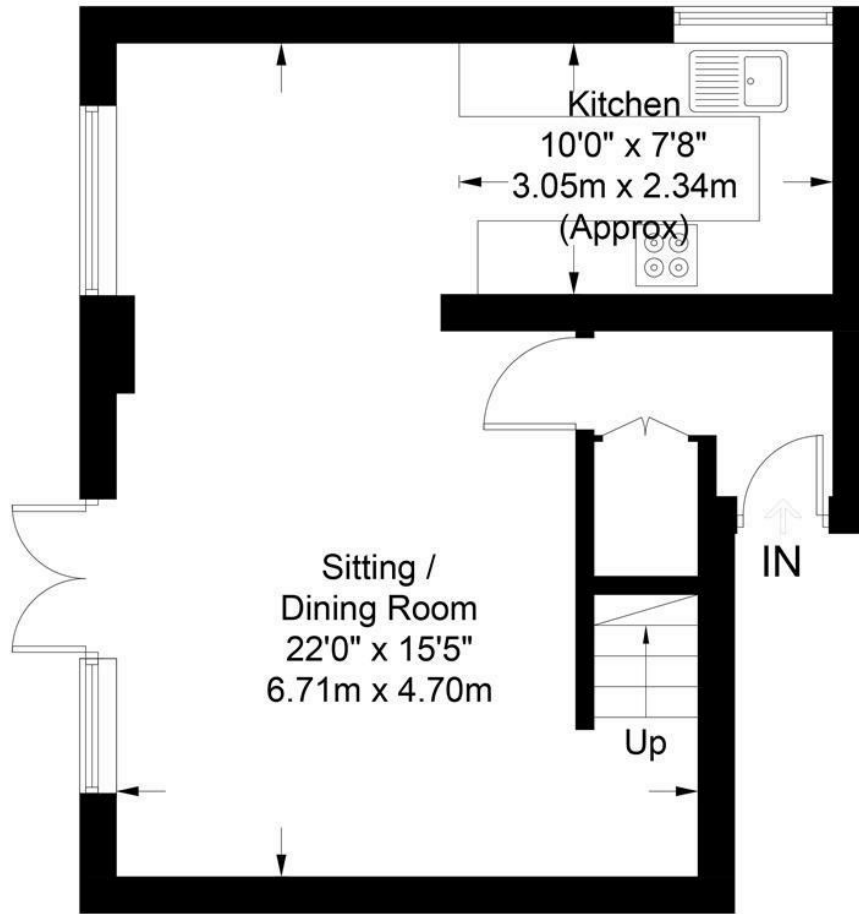
With its meticulous grounds, ample parking and spacious layout this is an ideal choice for anyone looking for a Pied-à-terre or term time accommodation for families with children at Cheltenham College.

Further benefits include gas central heating, double glazing and the added benefit of being offered chain free.

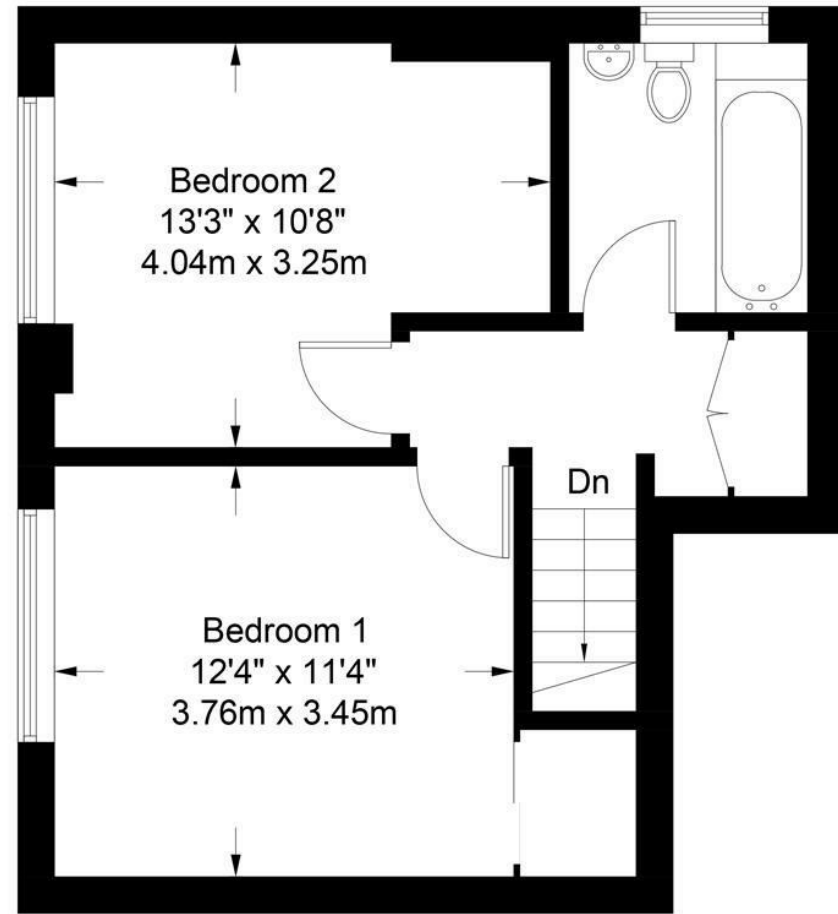
Tenure: Leasehold with share of freehold
Lease: 999 years from 1 Jan 1963
Service Charge: £629 per half year
Ground Rent: £ not collected
Managing Agents: HML







GROUND FLOOR



FIRST FLOOR

Approximate Gross Internal Area = 798 sq ft / 74.1 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.
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Tenure: Leasehold - Share of Freehold
EPC:
Council Tax: C
Area: 798.00 sq ft
Property Ref: 18546376

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