



Flat 6 Hendre, Overton Park Road, Cheltenham Gloucestershire GL50 3BW



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A delightful raised grounds floor flat located in a quiet popular residential area close to facilities and within easy reach of central Cheltenham and the railway station. briefly the property comprises entrance hall, lovely double aspect sitting room, fitted kitchen, two bedrooms and a well-appointed shower room. Allocated car parking.







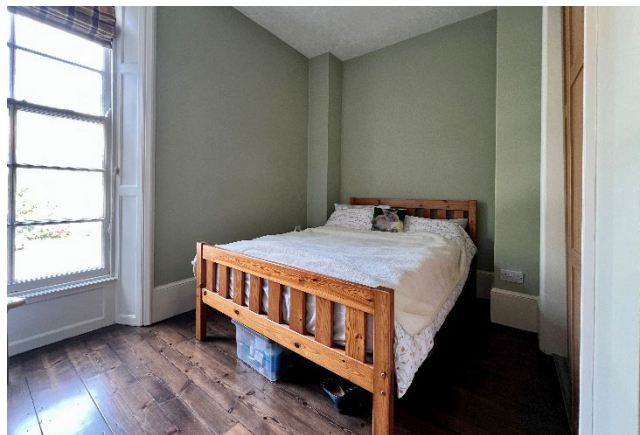
Hendre is an attractive red brick detached villa which has been converted into flats and located in a quiet central location.

The property is approached through clean and tidy communal areas. The front door opens into a entrance hall with a large utility cupboard with shelving and plumbing for a washing machine. The stunning sitting room has a 10'6 tall ceiling with ornate cornicing and panelling and is double aspect with a deep square bay window to the front and window to the side overlooking the communal gardens. The room displays a feature marble fire place and wooden flooring. An open access leads to a modern fitted kitchen with hardwood block work surfaces, inset sink unit and built in AEG appliances.

The entrance hall leads to the main bedroom with a deep splay bay window overlooking the communal gardens and a large walk in wardrobe with lots of shelving and hanging space. The second bedroom is also a good size and has a fitted double wardrobe. The properties shower room is fitted in a modern contemporary style with a large walk in shower, W.C. and inset basin.

To the rear of the building is an allocated car parking space accessed from Hendry Mews off Overton Road.

This lovely flat displays many features including panelled Oak internal doors, wooden flooring and gas fired central heating to radiators.



## Lease Details

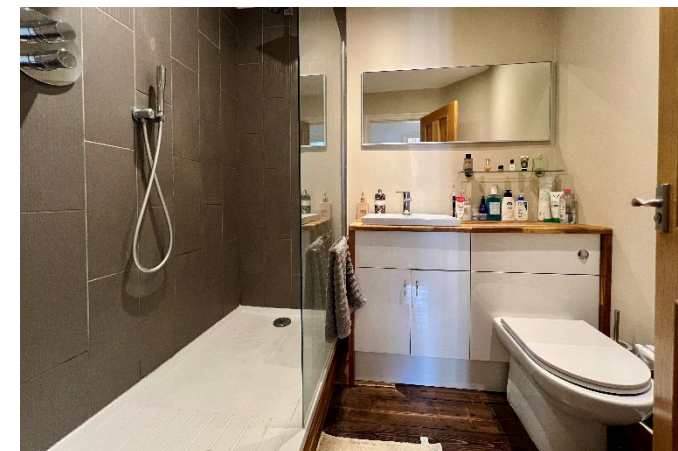
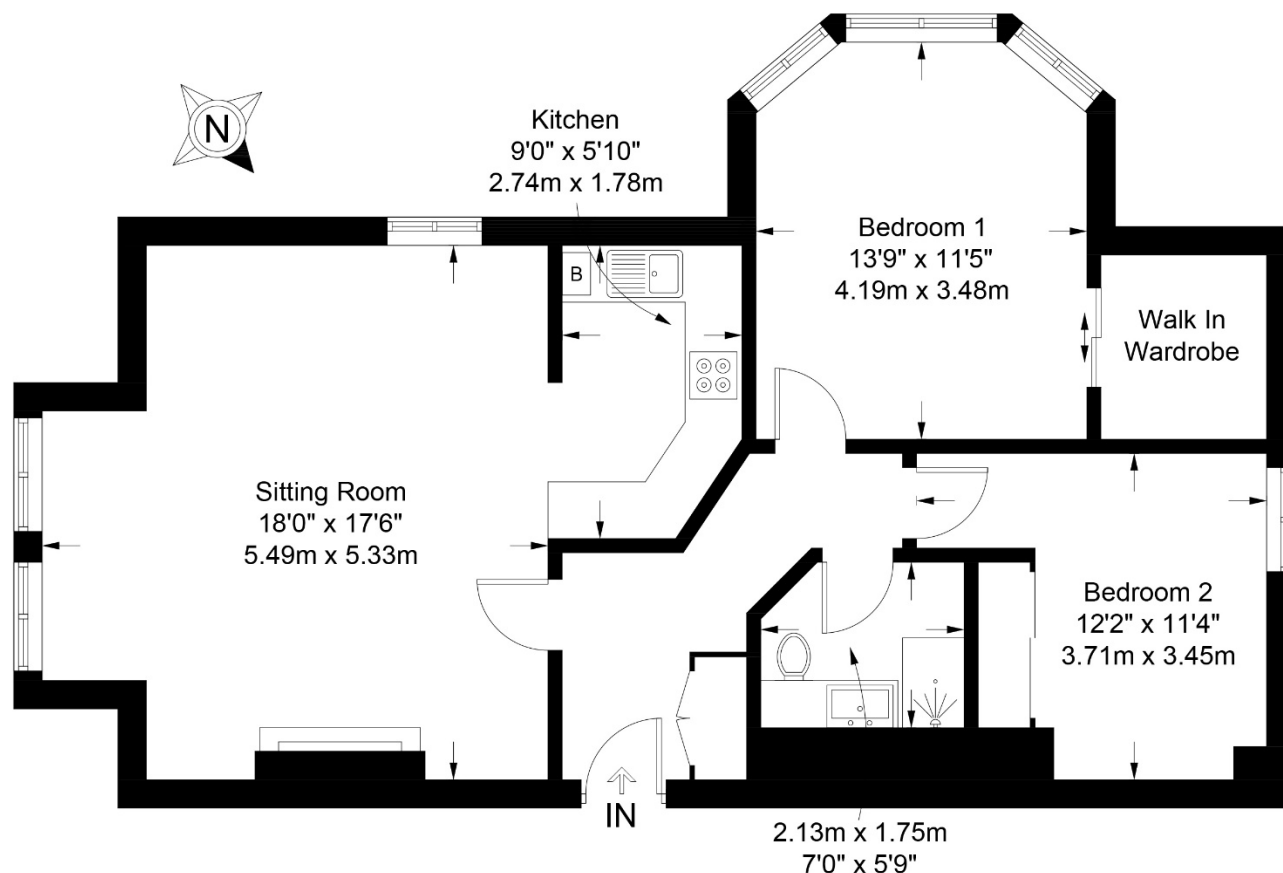
Tenure: Leasehold with a share of the freehold.

Lease: 999 years commencing 1983.

Service Charge: £1500 per annum.

Ground Rent: Not collected.

Managing Agents: Cambray Property Management.



## General

Services: All mains services are believed to be connected..

Local Authority: Cheltenham Borough Council.

Council Tax: Band B

EPC: TBC.

Parking Allocated car parking to the rear of the building.

Title Number: GR82307

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Approximate Gross Internal Area 828 sq ft / 76.9 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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