



R B WALTERS ESTATE AGENTS

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Cambray Court, Cheltenham, GL50 1JU.

Use This Section to Record Your Own Personal Property Notes -

Town Centre Location

Upper Floor with Lift Access

Refitted Kitchen

Immaculately Presented

Three Bedrooms

Lounge and Dining Room

Bathroom and Cloakroom

Resident Parking

Offers in the Region Of £260,000

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Located just a stones throw from the TOWN CENTRE and the vibrant Montpellier district with the beautiful Montpellier and Imperial Gardens just a short walk away is this IMPRESSIVE and IMMACULATELY presented upper floor flat with LIFT access.

The light and airy accommodation is spacious throughout and provides flexibility to offer 3 bedrooms or a separate study/office for home working, a lounge and dining room, shower room and additional cloakroom whilst the kitchen was refitted about 2 years ago and has integrated fridge and freezer, cooker and washing machine.

Outside the communal gardens are well maintained and there is resident parking as well as nearby town centre car parks where permits are available.

Lease Details

The management charge includes building insurance, maintenance of communal areas, cleaning and lighting but also covers gas supply of each apartment and water. The ground rent was £25 per annum from 1986 and reviewed in 1993 and 2011 where it would remain for the duration of the lease. The current owner has never been required to make a payment in this respect. The service charge for 2023/4 is £7397.22 payable in 2 equal instalments on 1st April and 1st October. A new lease was issued in 2019 extending the term of the original lease to 189 years from 1969.

Entrance Hall

Living Room 17' 0" x 14' 0" (5.18m x 4.26m)

Dining Room 10' 10" x 10' 8" (3.30m x 3.25m)

Kitchen 13' 3" x 10' 3" (4.04m x 3.12m)

Cloakroom

Bedroom 13' 10" x 10' 10" (4.21m x 3.30m)

Bedroom 13' 11" x 9' 11" (4.24m x 3.02m)


Bedroom 10' 2" x 8' 10" (3.10m x 2.69m)

Bathroom

OUTSIDE

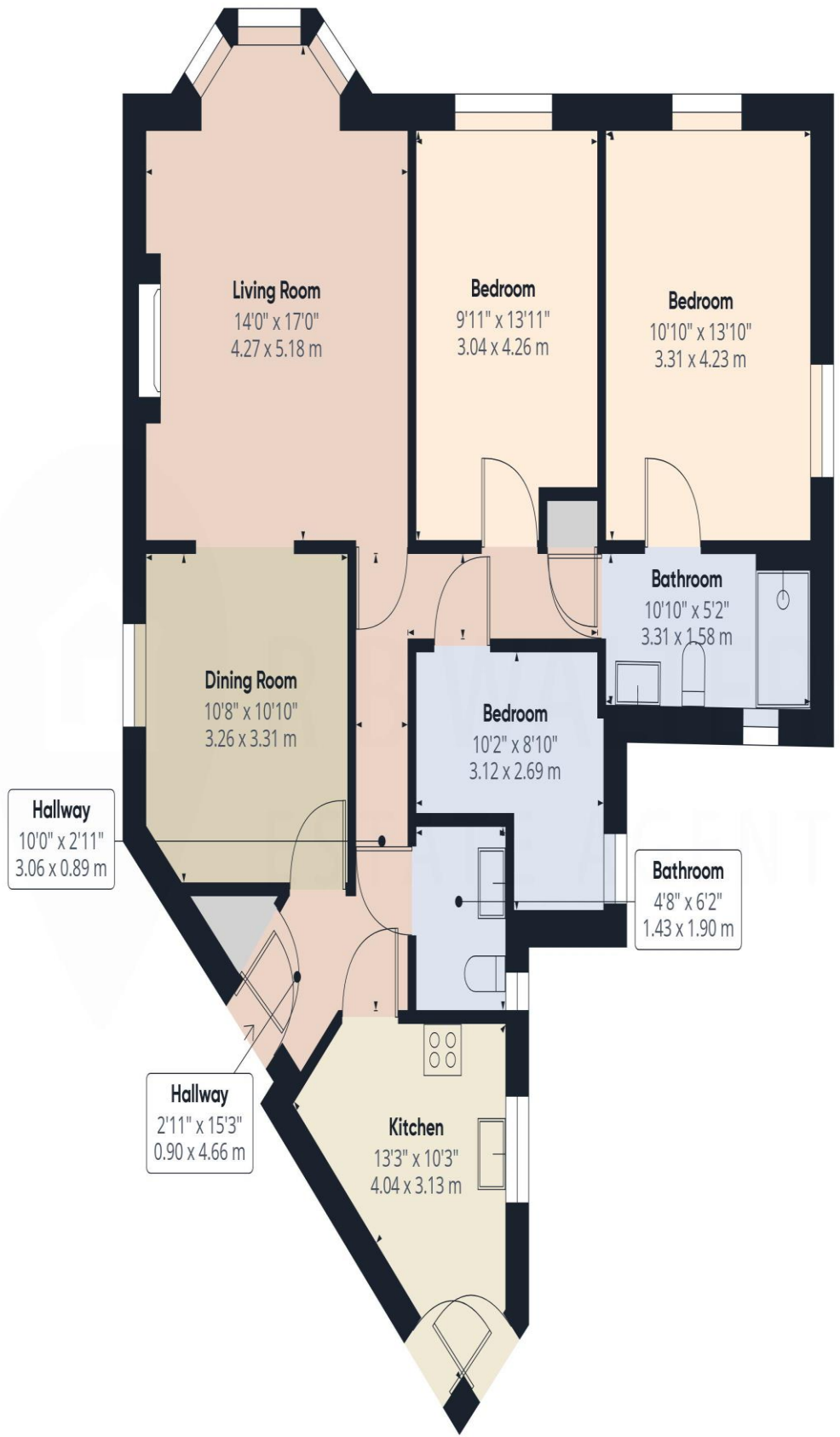
Resident Parking

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



Approximate total area¹⁰

1000.81 ft²

92.98 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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