



R B WALTERS
ESTATE AGENTS



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*Cambray Court, Cheltenham,
Gloucestershire, GL50 1JU.*

Offers in the Region Of

Located just a stones throw from the heart of the beautiful spa town of Cheltenham and the vibrant Montpellier district with the picturesque 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 3 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 2025/6 is £7129.16. A new lease was issued in 2019 extending the term of the original lease to 189 years from 1969.

Services

Mains Gas Central Heating

Mains Electric

Mains Water (not metered) and Mains Drainage

Broadband Available

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)



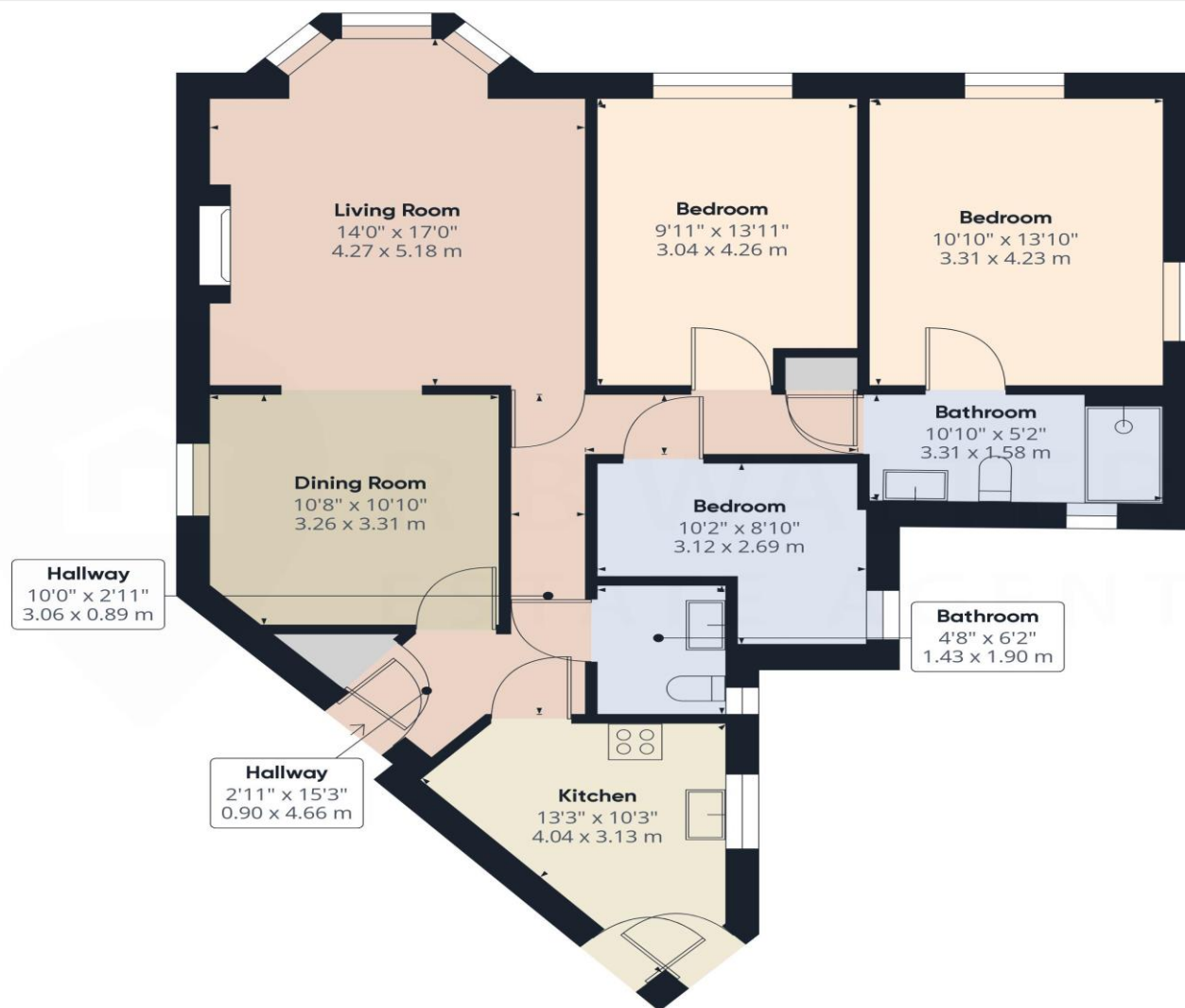


Bathroom

OUTSIDE

Resident Parking





Approximate total area[†]

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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