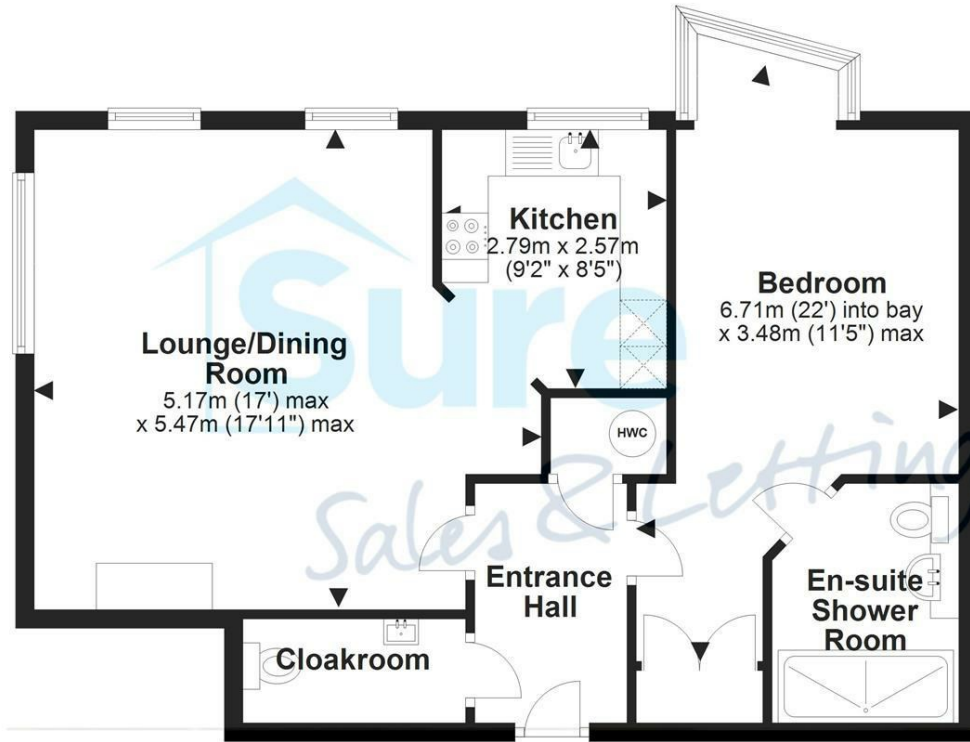




**APARTMENT 16 HONEYBOURNE GATE
GLOUCESTER ROAD
CHELTENHAM
GL51 8DW**

Ground Floor

Approx. 62.3 sq. metres (670.1 sq. feet)



Total area: approx. 62.3 sq. metres (670.1 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.
Plan produced using PlanUp.





Offers In The Region Of £255,000

A most highly recommended first floor RETIREMENT APARTMENT in this luxury development for the Over 60's. This apartment is found on the first floor with a south easterly facing living/dining room and south-westerly facing bedroom. The accommodation is of a good size and offers spacious entrance hall with large storage cupboard, generous cloakroom (wc), living/dining room with three windows, fitted kitchen with appliances and window for natural light, a large double bedroom with square bay window and large built-in wardrobe and access into the large en suite bathroom.

Honeybourne Gate offers extra care for residents and has staffing 24 hours a day, 7 days a week.

Other facilities and benefits on offer including the delightful Grand Atrium with plush seating and tennis table, there is a fully licensed residents' Restaurant combining the lounge, a Cinema Room, Library/Games Room, Roof-Top Garden, Guest Suite and a Hairdressing Salon. There is a state-of-the-art Gym & Fitness Pool.

Entrance is via the Safe & Secure Camera Door Entry System and there is under-croft parking and external parking area on a first come first served basis as well. The 125 year Lease term runs from 2015. The maintenance charge equates to £565.50 per month and we understand that also includes 1.5 hours per week of 'housekeeping/ Care'. The annual ground rent is £275 per annum. Being located within easy reach of the Tesco and Waitrose Superstores and of course being on the edge of Town Centre this lovely development offers an ideal location.

Cheltenham Town Centre is renowned for the Festivals which include the Literature Festival (host to a wealth of famous people), the Jazz Festival, Science Festival and the Food and Drink Festival; many of which are held in the historic Town Hall and its beautiful Montpellier Gardens together with the Everyman Theatre.

Central Cheltenham is where you find the popular shopping districts of the High Street with a new John Lewis flagship store and the Regent Arcade. The Promenade and Montpellier boast an extensive range of shops, boutiques and eateries including the newly open restaurant The Ivy. There is also a regular market and Farmers market held on the Promenade.

Cheltenham is also home to the Cheltenham Gold Cup Festival held at Cheltenham Prestbury Park Racecourse.

Residents must be 'qualifying people' as per schedule 9 of the lease. That means they must meet the age criteria and be able to live independently and safely at HG with the level of support that we are able to offer. That means before an offer to purchase is accepted by yourself the Registered Manager must meet them and assess their needs, agreeing a care plan with them if necessary. It is unlikely, for example, that anyone who is already suffering with dementia would be considered a qualifying person.

Viewing: By appointment with the Sole Agents

All information subject to legal confirmation

Important Notice: SureLet Cheltenham Ltd have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the Seller(s).


SureLet Cheltenham Ltd may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Sure Property Group
 23 Bath Street
 Cheltenham
 Gloucestershire
 GL50 1YA
 01242 261222/ 241200
 info@surecheltenham.co.uk

Cheltenham Borough Council
 COUNCIL TAX BAND D

Leasehold

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