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**16 JAMES DONOVAN COURT
HEWLETT ROAD
CHELTENHAM
GL52 6UF**

First Floor

Approx. 47.1 sq. metres (507.5 sq. feet)



Total area: approx. 47.1 sq. metres (507.5 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.





Guide Price £77,500

A first floor apartment for the over 55s, close to local amenities and a large supermarket. The accommodation has the benefit of gas central heating (with modern boiler) and offers entrance hall, large open plan living/dining/kitchen with French doors to small balcony, one bedroom and bathroom. Parking on a first come, first served basis. SHARED OWNERSHIP AVAILABLE No pets allowed.

There is a common room on the first floor, a part time warden, well-kept communal gardens, residents' enclosed washing line area and parking on a first come, first served basis. Also with communal entrance hall with seating area, stairs & lift to the 1st and 2nd Floor.

Lease: The lease expires on 11/10/2082. Shared Ownership: A buyer/tenant can buy either a 25%, 50%, 75% share or 100% interest in the property.

Maintenance Charge: Currently £152.36 per month - The service charge is variable depending on the % ownership. Between £1104.12 (25% share) up to £1825.92 (100% share) per annum. TO BE CONFIRMED

Ground Rent: Currently £10.00 per annum.

NB: We understand that the sellers - Cheltenham Borough Council (i)Are obliged to buy back the flat from the purchaser should the lessee at any time offer to surrender the lease (for the owned percentage). (ii)The price quoted is for 100% but shared ownership could be entertained.

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 documentatio



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



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

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Cheltenham Borough Council
 COUNCIL TAX BAND B

Leasehold