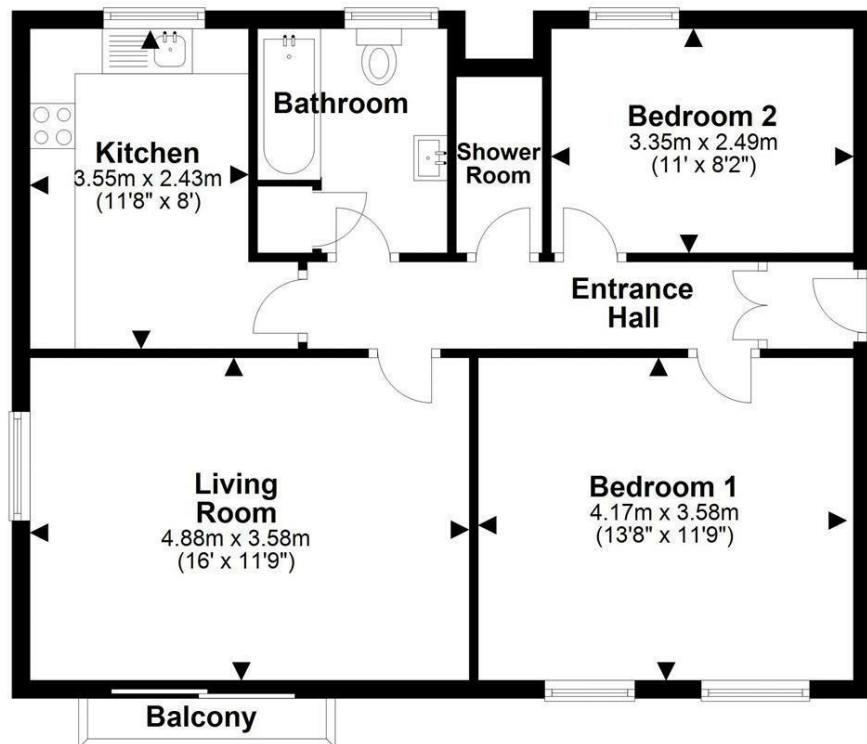


The background of the entire image is a photograph of a three-story white building with a dark brown tiled roof. The building has several windows and two balconies with black metal railings. The name 'CHRISTCHURCH COURT' is visible on the front of the building. The building is surrounded by green trees and bushes. A white text box with a rounded bottom is overlaid on the lower part of the image.

**8 CHRISTCHURCH COURT
77 CHRISTCHURCH ROAD
CHELTENHAM
GL50 2PZ**

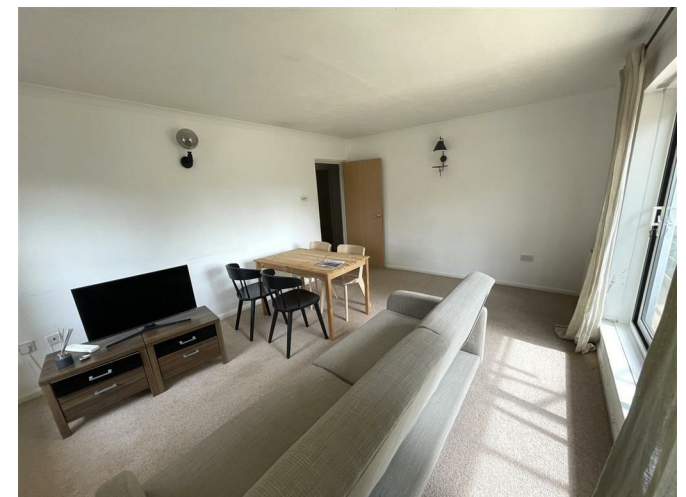
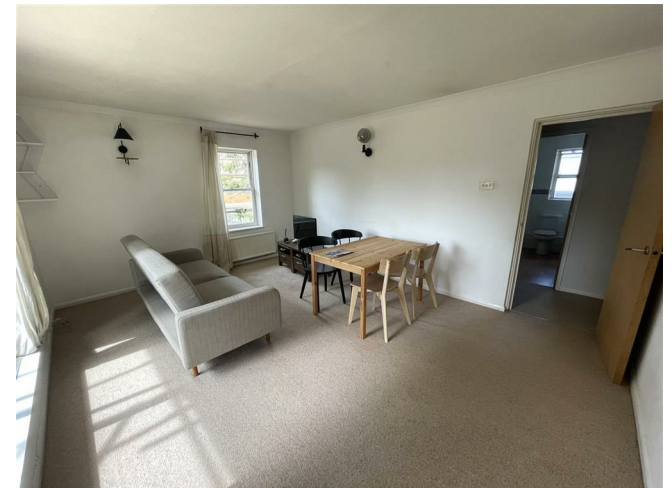
Second Floor

Approx. 65.8 sq. metres (708.2 sq. feet)



Total area: approx. 65.8 sq. metres (708.2 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 £235,000

Located on the second floor of this purpose built block is apartment No.8 reached by lift or stairs. It features TWO DOUBLE BEDROOMS, living room with balcony, kitchen and two bathrooms. Also with gas central heating, and double glazing and a GARAGE. Some Updating required. Long Lease. Share of Freehold. Maintenance Charge £110 per month. Building is currently being redecorated and having a new roof.

Cheltenham town centre is found just under a mile distant where you can find the popular shopping districts of the High Street which is soon to have a John Lewis flagship store, the Regent Arcade, The Promenade and Montpellier which 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.

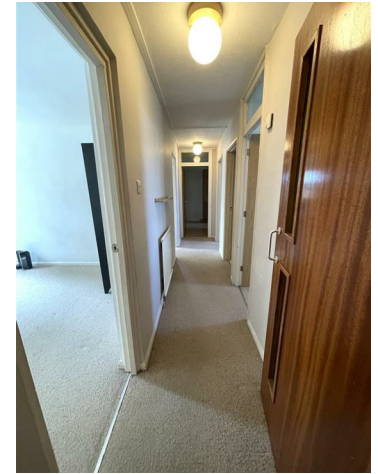
Cheltenham is renowned for its Festivals which include the Literature Festival (host to a wealth of famous people), the Jazz Festival, Science Festival and the Food and Drink Festival; many of which are held in the historic Town Hall and its beautiful Montpellier Gardens together with the Everyman Theatre which was restored in recent years. Not forgetting the very popular Cheltenham Gold Cup Festival held at Cheltenham's Prestbury Park Racecourse; Pittville Park is conveniently located only half a mile or so from both the Town Centre and the Racecourse.

All information subject to legal confirmation

Important Notice: SureLet 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 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





Local Authority

Gloucestershire

Council Tax

Band:

C

Annual Price:

£2,007

Conservation Area ?

Central

Flood Risk

Very low

Floor Area

699 ft² / 65 m²

Plot Size

0.06 Acres (2 Plots)

Mobile Coverage

EE



Vodafone



Three



O2



Broadband

Basic

9 Mbps

Superfast

80 Mbps

Ultrafast

327 Mbps

Satellite / Fibre TV Availability

BT



Sky



Virgin



Tenure

Leasehold

Lease Start Date BETA

27 Sep 2006

Lease End Date BETA

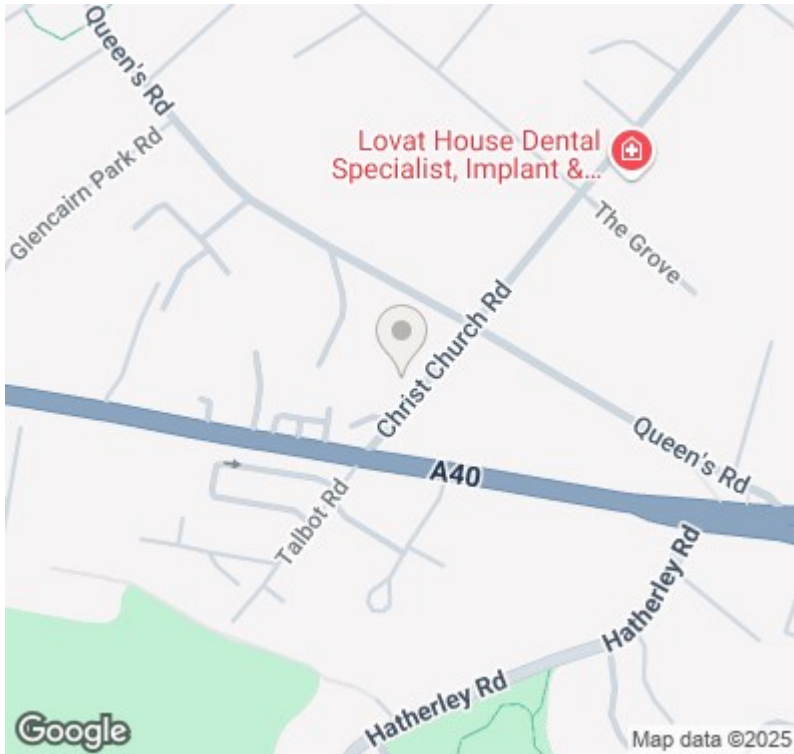
25 Mar 2979


Lease Term BETA

999 years from 25 March 1980

Lease Term Remaining BETA

954 years



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 COUNCIL TAX BAND C

Leasehold