



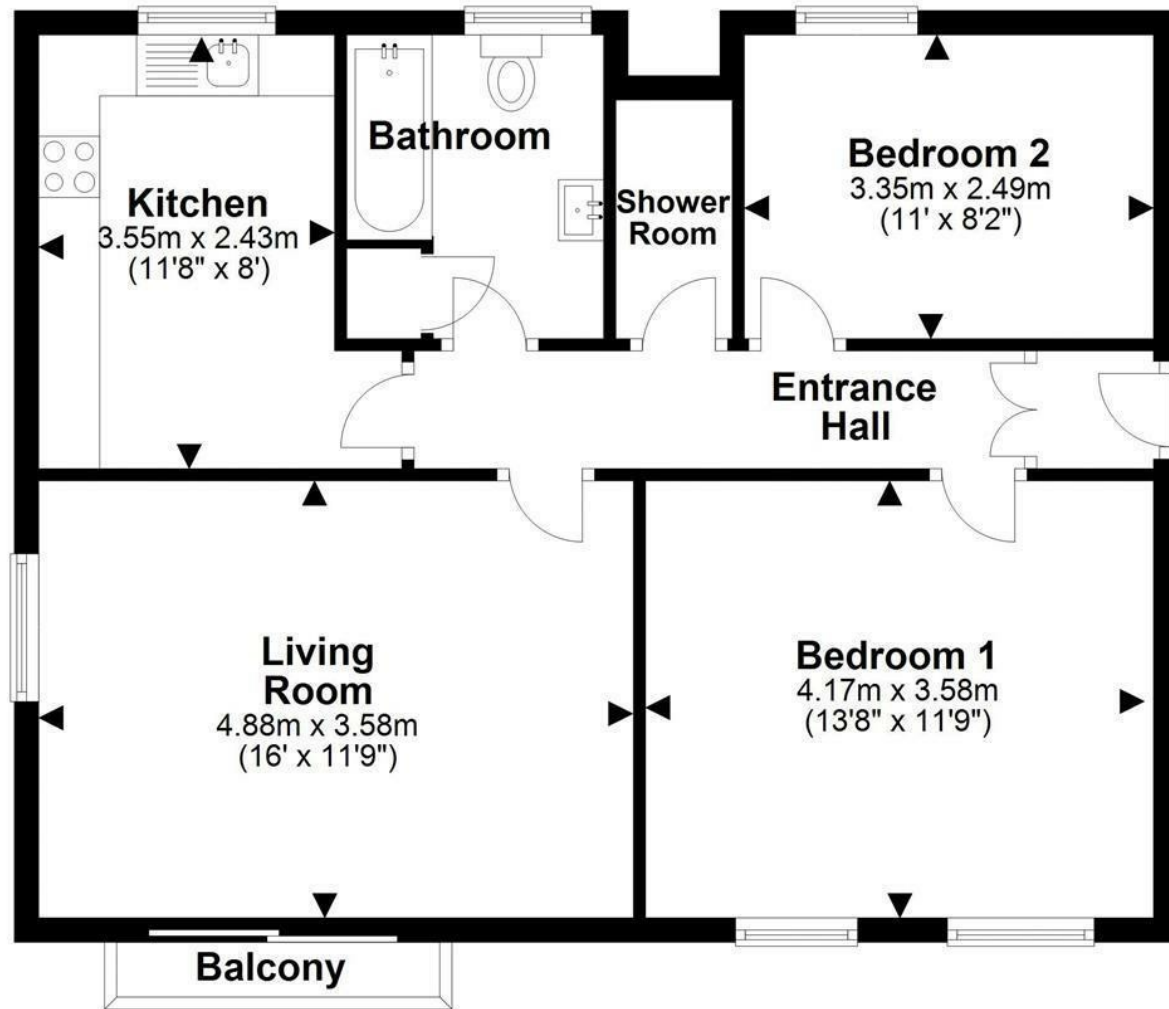
8 CHRISTCHURCH COURT, 77 CHRISTCHURCH ROAD, CHELTENHAM, GL50 2PZ

OFFERS IN EXCESS OF £200,000

LEASEHOLD CHELTENHAM COUNCIL TAX BAND C

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.

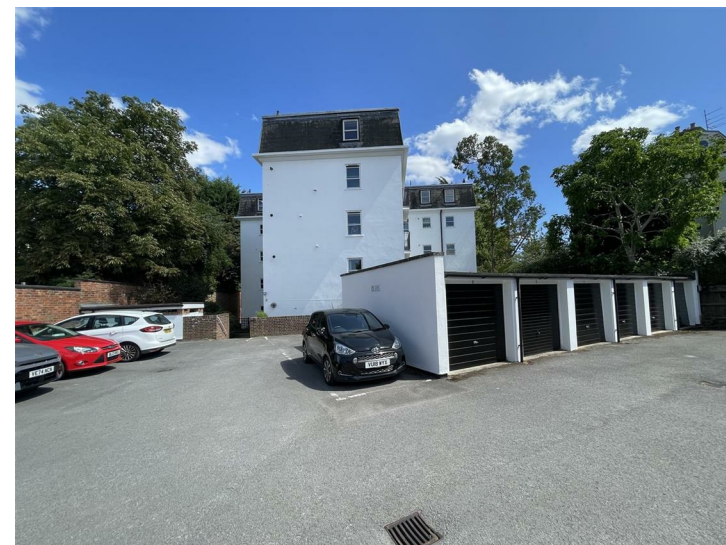


Apartment No.8 is situated on the second floor of a purpose-built block, accessible via lift or stairs. The property offers two double bedrooms, a spacious living room with Juliette balcony, separate kitchen, and two bathrooms. Additional benefits include gas central heating, double glazing, and a private garage. Having been tenanted for several years would now benefit from some updating.

Held on a long lease with share of freehold. Monthly maintenance charge: £110. The building has recently undergone redecoration and, we understand, has had a new roof installed. NO CHAIN MUST BE SEEN









Local Authority
Gloucestershire

Conservation Area ?
Central

Floor Area
699 ft² / 65 m²

Mobile Coverage

EE ●
Vodafone ●
Three ●
O2 ●

Satellite / Fibre TV Availability

BT ✓
Sky ✓
Virgin ✗

Council Tax
Band: C
Annual Price: £2,007

Flood Risk
Very low

Plot Size
0.06 Acres (2 Plots)

Broadband

Basic 9 Mbps
Superfast 80 Mbps
Ultrafast 327 Mbps

Tenure

Leasehold

Lease Start Date BETA

27 Sep 2006

Lease Term BETA

999 years from 25 March 1980

Lease End Date BETA

25 Mar 2979

Lease Term Remaining BETA

954 years

Cheltenham's town centre, Montpellier, and The Promenade are all within a mile to a mile and a half, offering a vibrant mix of shopping and dining. Highlights include the High Street's John Lewis flagship store, the Regent Arcade, and a wide selection of boutiques, cafés, and restaurants—including six Michelin-starred establishments and the ever-popular Ivy.

Cheltenham is celebrated for its rich cultural calendar, hosting renowned events such as the Literature Festival, Jazz Festival, Science Festival, and Food & Drink Festival. Many of these take place in the historic Town Hall, the beautifully landscaped Montpellier Gardens, and Everyman Theatre.

The town is also home to the prestigious Cheltenham Gold Cup Festival at Prestbury Park Racecourse. Adjacent to the racecourse is The Centaur, a versatile venue for live entertainment, including comedy shows, exhibitions, and recent events like the Snooker Finals.

For outdoor leisure, Pittville Park and the elegant Grade I Listed Pittville Pump Room are located just half a mile from both the town centre and the racecourse, offering scenic green space and cultural charm.

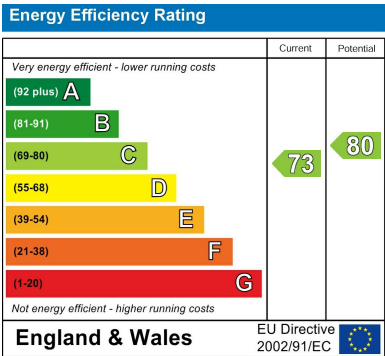
For commuters and travellers, excellent transport links are close at hand via the Leckhampton and Shurdington Road bypass, providing swift access to the A40, M5 (North and South), and nearby towns such as Gloucester, Swindon, and Cirencester.

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



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