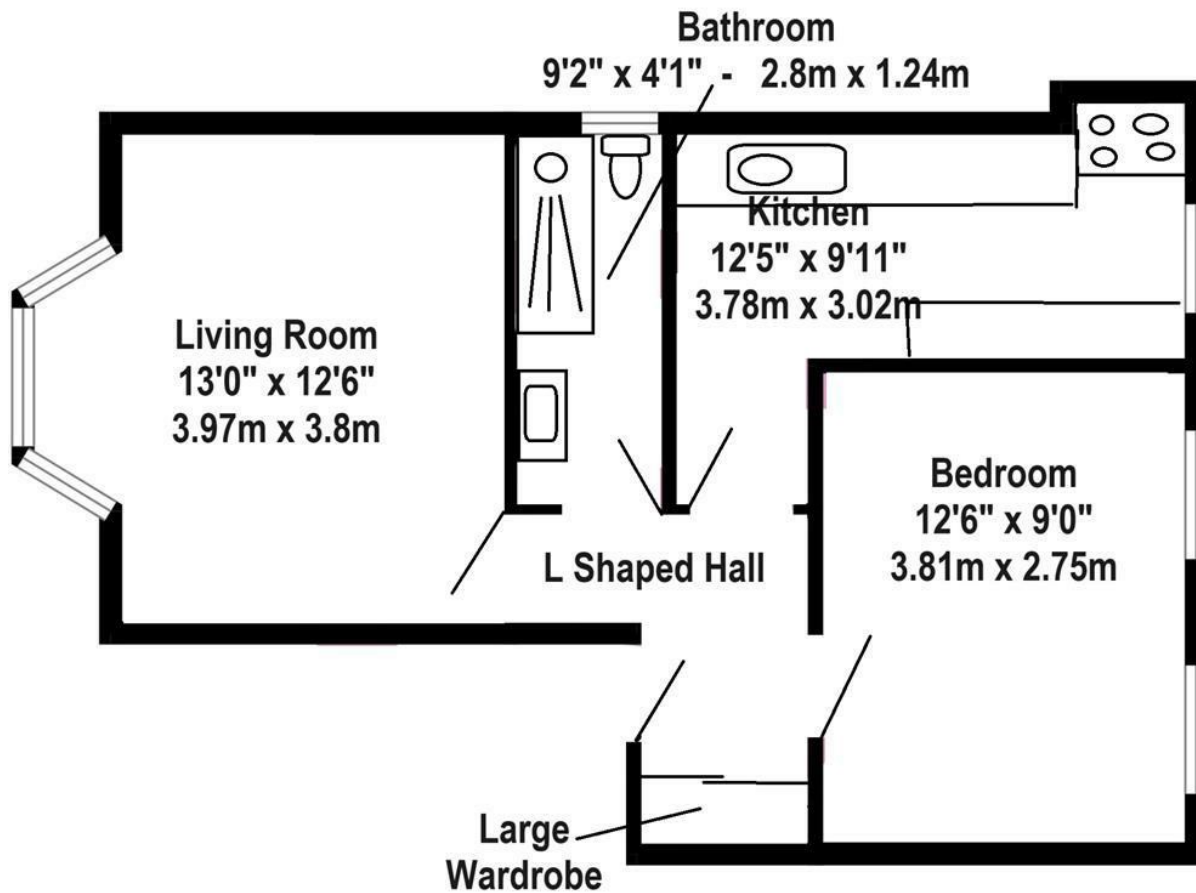


**FIRST FLOOR FLAT 52 HEWLETT ROAD  
CHELTENHAM  
GL52 6AE**

**GUIDE PRICE £190,000 LEASEHOLD**



**FIRST FLOOR FLAT,  
52 HEWLETT ROAD**



**TOTAL AREA**  
c. 452 sq. ft. (42 sq mt)

**FLOORPLAN  
FOR GUIDANCE ONLY  
NOT TO SCALE**





A superbly presented first floor apartment located within walking distance of Cheltenham Town Centre with its range of shops and eateries including John Lewis.

The property benefits from gas central heating and double glazing and offers well proportioned accommodation of L shaped entrance hall (with double wardrobe/cupboard), fitted kitchen with washing machine, fridge/freezer, cooker and hob, re-fitted bathroom with double shower cubicle, wc and vanity basin, large living room with bay window and a good sized double bedroom with two windows to front.

No Chain. Highly recommended.





<b>Local Authority</b> Cheltenham	<b>Council Tax</b> Band: A Annual Price: £1,438
<b>Conservation Area</b> Central	<b>Flood Risk</b> No Risk
<b>Floor Area</b> 452 ft <sup>2</sup> / 42 m <sup>2</sup>	<b>Plot Size</b> -
<b>Mobile Coverage</b> EE ● Vodafone ● Three ● O2 ●	<b>Broadband</b> Ultrafast 9000 Mbps
<b>Satellite / Fibre TV Availability</b> BT ✓ Sky ✓ Virgin ✗	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



We are informed this is a Leasehold Tenure with share of Freehold.

999 years from 2016 - Maintenance Charge £360 Per Annum

Council Tax: We are informed by Cheltenham Borough Council that the property is in Band 'A'.

Services: We are informed by the seller(s) that there is mains water, electricity and drainage currently connected.

See photograph for Broadband and Mobile information

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

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