



**Flat 2 The Ferns 30 Church Road, Cheltenham GL51 7AN**

**£170,000**



# Flat 2 The Ferns 30 Church Road, Cheltenham GL51 7AN



• Popular location close to amenities and transport links • Lower ground floor apartment with its own private courtyard • Spacious living accommodation • Two double bedrooms • An ideal first time buy or buy to let investment with a potential rental income of £985pcm • Well presented communal entrance • Double glazing and gas central heating • One allocated parking space • Cheltenham Borough Council- Tax Band A -£1,668.78 per annum 2024/25 • EPC rating C74

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**£170,000**

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## Entrance hall

Cupboard with shelving, plumbing and space for washing machine. Door entry intercom.

## Wet room

Electric shower, wash hand basin, WC, tiled splash backs, extractor fan.

## Bedroom two

Double-glazed window to front elevation, radiator.

## Bedroom one

Double-glazed window to side elevation, built-in double wardrobe, radiator.

## Kitchen and living room

Double glazed French doors to both side and front elevations, the kitchen area consists of a range of modern wall and base units with laminate work surface over, inset one bowl stainless steel sink, integrated electric hob, and oven with stainless steel extractor hood over, dishwasher, under counter fridge, wooden flooring that continues into the living area, wall mounted gas boiler, radiator.

## Outside

There is an allocated parking space to the front of the property.

The property comes with its own private courtyard area which is laid with patio slabs that allows space for a seating area.

## Location

Situated in the St Mark's area of Cheltenham to the south west of the Town Centre. Located near to amenities, GCHQ, the Railway Station and ideally situated for access to the M5 motorway network.

## Material Information

Tenure - Leasehold, 104 years remaining of a 125 year lease. Ground rent £150.00 per annum (£75.00 every 6 months), reviewed annually. Service charge £1440.00 (£120 per month) reviewed annually. Management company - Young and Gilling Ltd.

Council Tax Band B

Cheltenham Borough Council - (£1,668.78 per annum 2024/25)

Electricity supply: Mains

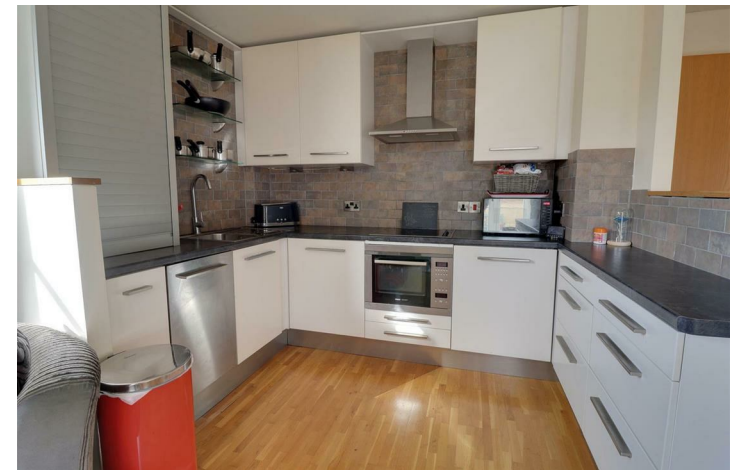
Water supply: Mains

Sewerage: Mains

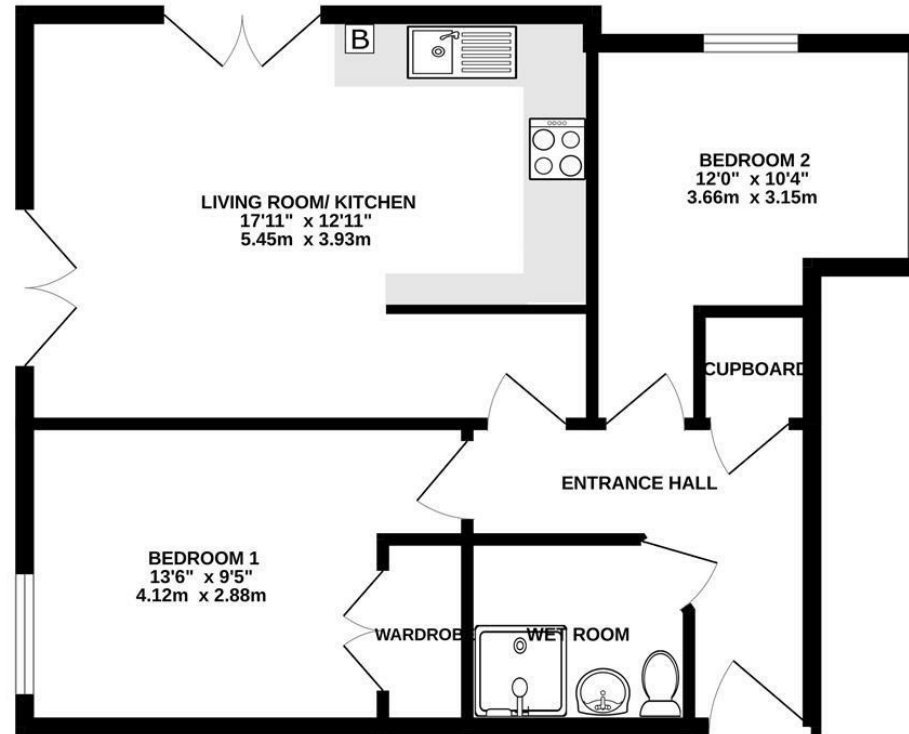
Heating: Gas central heating

Broadband speed: Standard 7 Mbps, Superfast 80 Mbps and Ultrafast 1000 Mbps

Mobile phone coverage: Vodafone, EE, Three and O2



## GROUND FLOOR



TOTAL FLOOR AREA: 572 sq.ft. (53.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 (100) A			
161 (91) B		74	78
129 (80) C			
105 (60) D			
82 (50) E			
61 (30) F			
41 (20) G			
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



