



Glebe Farm Court, Cheltenham GL51 3EB

£180,000



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• Retirement development for the over 55's • Beautifully presented • 2 bedrooms • Estate manager residents lounge and pull cord alarm system • Garage and unallocated private parking • Chain free • Annual Maintenance Charge: £3741 per annum (2024) • Leasehold 125 years from 28/09/1993 - 94 years remaining • Cheltenham Borough Council, Tax Band C - £1,919.02 (2024/2025) • EPC Rating TBC



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Communal Hallway

From the communal hallway the stairs rise to the first floor, a stair lift is installed which is maintained by the management company, useful lockable storage cupboard on the first floor landing.

Entrance Hall

The newly fitted front door opens into the hallway with an electric heater. Airing cupboard housing Ariston direct water heater, doors to both bedrooms, the shower room, and the living/dining room.

Living/Dining Room

The bright dual aspect spacious living/dining room has French doors to a Juliet balcony, a window to the side elevation, two newly fitted electric radiators, feature fireplace with a wooden surround, and an inset electric fire with a remote control.

Kitchen

The modern kitchen has been well thought out with a range of units with work surfaces over and wall cupboards above, mid-level electric oven and microwave over, electric hob with extractor fan over, integrated fridge/freezer, freestanding Bosch washer/dryer, 1 1/2 bowl stainless steel sink with mixer tap, window to front elevation.

Bedroom One

Window to the rear elevation, electric radiator, fitted wardrobes to one wall.

Bedroom Two

Window to the rear elevation, newly fitted electric radiator.

Shower Room

The fully tiled shower room has a white suite comprising a large shower cubicle with a glazed door and safety rails, low-level flush WC, vanity wash hand basin with cupboard under, cabinet over with two shaver points and heated towel rail.

Outside

Outside there are well-maintained communal gardens, a communal lounge, and a private car park with unallocated off-road parking.

En Bloc Garage

16'4" x 8'9" (5.00 x 2.67)

Up and over door to front, eaves storage, power, and light.

Location

Glebe Farm Court is a small retirement development in the heart of Up Hatherley near a supermarket, doctors' surgery, community centre, and library. There is an excellent local bus service providing access to the Town Centre.

Material Information

Tenure: Leasehold 125 years from 28/09/1993 - 94 years remaining. Annual Maintenance Charge: £3741 per annum (2024). To include building insurance, window cleaning, cleaning of communal areas, communal maintenance, estate manager, and gardening. There is a peppercorn ground rent. Service charges are reviewed yearly in September.

Management company: Anchor Hanover

Council Tax Band: C

Local Authority and rates: Cheltenham Borough Council, £1,919.02(2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

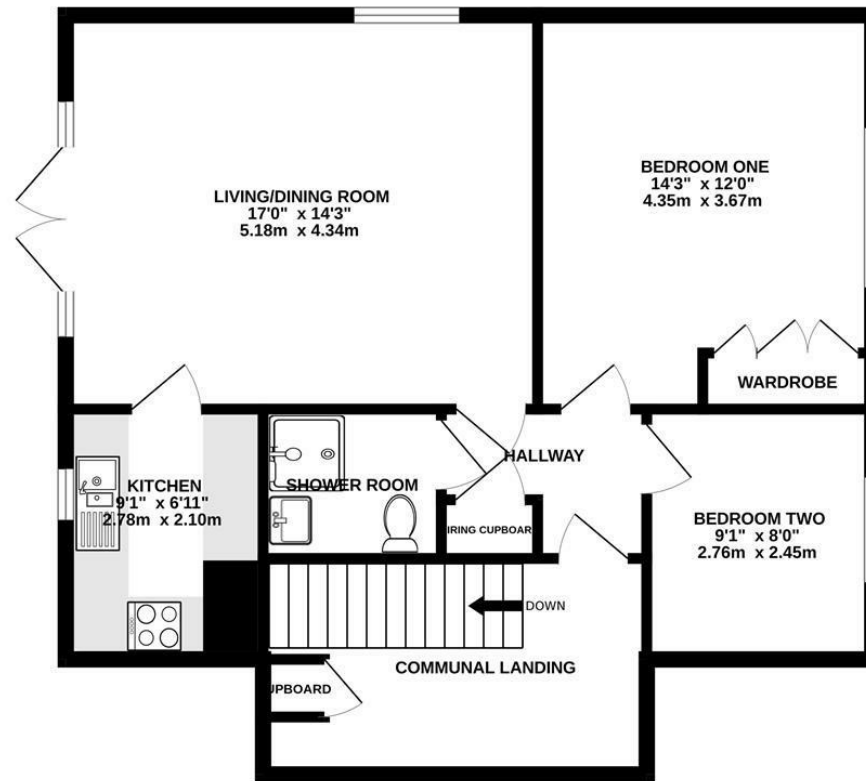
Heating: Electric

Broadband speed: Standard -13 Mbps, Superfast - 80 Mbps, Ultrafast - 1000 Mbps

Mobile phone coverage: EE, Three, Vodafone, and O2 are all likely.



FIRST FLOOR
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.6 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.
Made with Metropix (2024)

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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
192 (100)	A		
81-91	B		
39-80	C		
15-40	D		
5-14	E		
1-4	F		
0	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



