



Withyholt Court, Charlton Kings, Cheltenham, GL53

£170,000

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- Two bedrooms
- Large lounge area
- Fitted wardrobes in each bedroom
- Allocated garage
- Council Tax Band: C
- Ground floor flat
- Separate Kitchen
- Communal Gardens
- Located in Charlton Kings



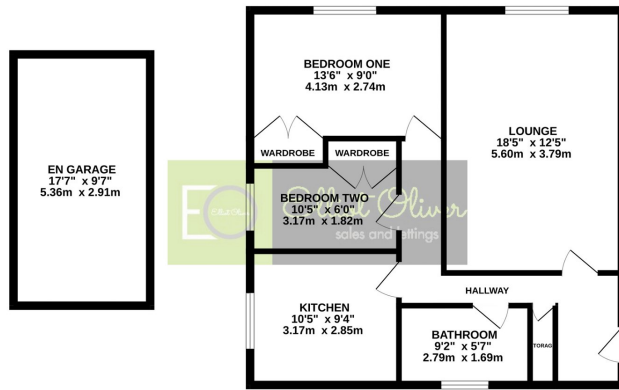
This charming two bedroom flat is close to amenities in the heart of sought after Charlton Kings. It's a short walk to Sainsburys Local, and near to a bus route to get you into Cheltenham Town Centre.

The well-presented accommodation is approached from a communal entrance hall that takes you to the ground floor flat. The property comprises of a light and airy open plan sitting/ dining room, a beautiful kitchen with integrated appliances, two great sized bedrooms, both with fitted wardrobes and bathroom including shower over bath, hand basin and WC.

The property also comes with a lovely landscaped communal garden, en-bloc single garage and is available with no onward chain.



GROUND FLOOR
849 sq.ft. (78.9 sq.m.) approx.



TOTAL FLOOR AREA: 849 sq.ft. (78.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, ceiling, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The purchaser should verify the accuracy of the measurements and the quality of the materials as to their responsibility of efficiency can be given.
drawn with AutoCAD 2012

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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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