



**{ HUMPHRIS PLACE CHELTENHAM GL53**  
**£995 PER MONTH** AVAILABLE NOW

**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

**Humphris Place Cheltenham GL53**

**£995 Per Month  
Furnished**

 **1 Bedroom**  
 **1 Bathroom**  
 **1 Reception**

## Features

One Bedroom, Family Bathroom with shower, Kitchen/Living Room, Parking (one car), Entryphone System, Furnished, Available Now, Communal Garden

## Hamptons

105 Promenade  
Cheltenham, GL50 1NW  
01242 263559  
cheltenhamlettings@hamptons.co.uk  
www.hamptons.co.uk

A premium and tastefully furnished, one bedroom ground floor apartment in a gated development with a communal garden. Just bring your suitcase and shopping.

## The Property

This executive standard ground floor apartment is situated within the impressive Sandford Court, part of the Thirlestaine Park development. It has its own vestibule, leading through to the main front door and is well presented throughout. Warmed by an efficient under floor heating system the apartment has a handy utility/storage area, open plan kitchen/living room, a double bedroom with useful built in wardrobe space and a family bathroom with bath and walk in shower.

## Outside

The apartment features one allocated parking space and residents can enjoy the communal landscaped parkland gardens, all accessed via a secure gated entrance.

## Location

Conveniently less than a hundred miles from London, Cheltenham provides easy access from all parts of the UK and is an ideal base for touring into the Cotswolds, Stratford upon Avon and Bath. Regency town houses, with intricate ironwork balconies and painted stucco façades, line the historic leafy Promenade, squares and terraces. Relax in its award-winning gardens, enjoy our impressive range of stylish shops and restaurants,

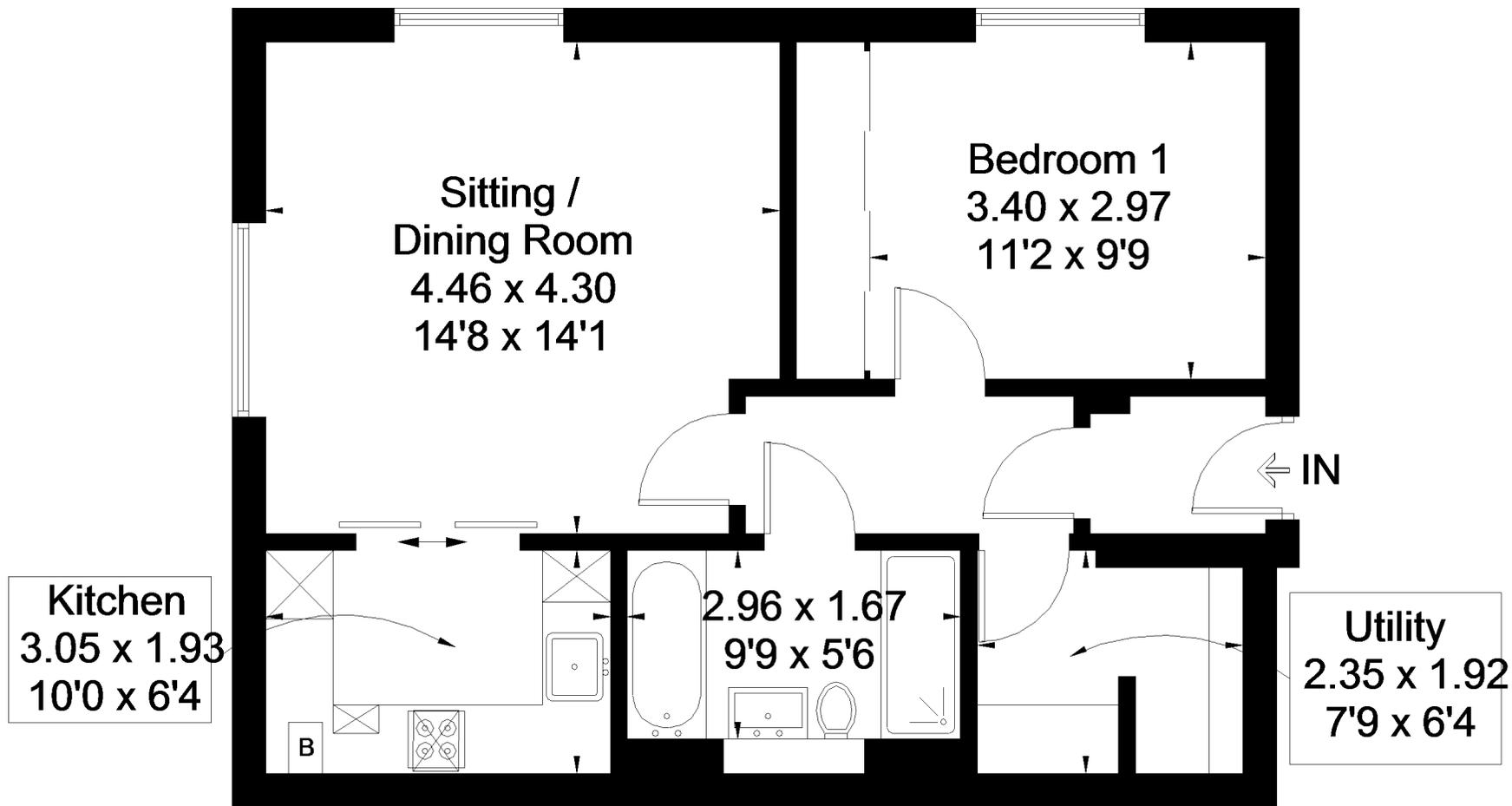
and spend some time at one of our many fantastic cultural festivals and events - from horse racing, music and literature to family fiestas.



{ **MOVE IN NOW, PREMIUM ONE BEDROOM  
APARTMENT WITH PARKING.**

# Humphris Place, Cheltenham

Approximate Gross Internal Area = 57.1 sq m / 615 sq ft



## Ground Floor

FLOORPLANZ© 2016 0845 6344080 Ref: 179461

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

### For Clarification

we wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore

include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A			
B		82	82
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



ESTABLISHED 1960  
THE HOME PEOPLE