



8 Hatherley Road, Cheltenham, GL51 6DX

£375,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

Welcome to this exquisite top floor penthouse apartment located on Hatherley Road in Cheltenham.

This stunning property, situated on the South Wing of a converted Manor House, has been fully modernised to an incredibly high standard, including professionally suspended ceilings with mood lighting, ensuring that you can move in with ease and start enjoying your luxurious new home from day one.

As you step into this apartment, you are greeted by a grand entrance hall offering doors to all internal rooms. The beautifully designed living room, ideal for entertaining guests or simply relaxing after a long day, leads to the stunning, fitted, contemporary kitchen. Boasts three spacious double bedrooms, perfect for a growing family or those in need of extra space. The modern bathroom adds a touch of luxury to this already impressive property.

Further benefits of the property include 2 allocated parking spaces and ample guest parking, as well as front and rear entrances to the building with lockable storage rooms.

Conveniently located close to Cheltenham town centre, you'll have easy access to a variety of amenities, to include shops, restaurants, bars, and picturesque gardens. Whether you enjoy a leisurely stroll in the park or a night out on the town, this apartment really does offer the best of both worlds.

Don't miss out on the opportunity to own this exceptional apartment in the heart of Cheltenham.

Agents Note.

Share of the Freehold.

Length of lease: 999 years from 1956 - 931 years remaining.

Service charges: £1800 per year.

EPC Rating: F28 (Pre renovation).


Council Tax Band: C

Mains Electric and Water are believed to be connected.

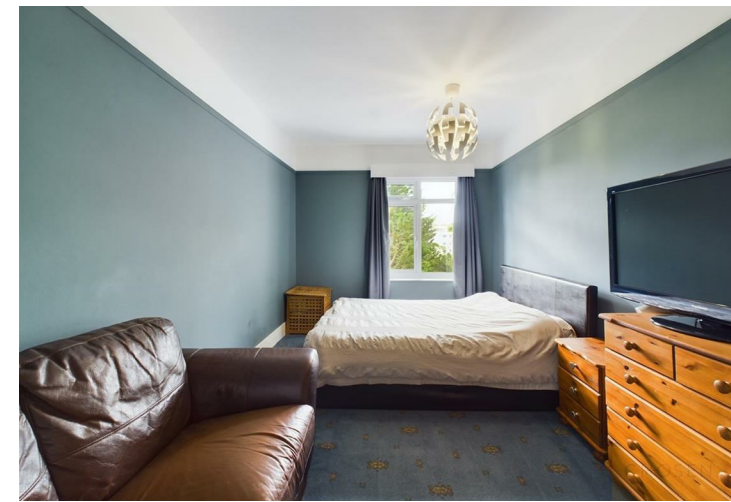
Fibre Broadband is available in the area.

- Stunning Penthouse Apartment
- Completely Modernised Throughout By Current Owner
- Convenient Location Close To Town Centre
- EPC Rating: F28 (Pre Renovation)
- Three Double Bedrooms
- Garage And Off Road Parking
- Converted Manor House
- Council Tax Band: C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		59
(39-54) <b>E</b>	28	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







Approximate total area<sup>(1)</sup>

1170.88 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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