

CR
COOK
Residential

01242 500 259

www.cookresidential.co.uk



- NO ONWARD CHAIN
- GROUND FLOOR APARTMENT
- OPEN PLAN RECEPTION ROOM
- TWO BEDROOMS
- EN SUITE AND SEPARATE BATHROOM
- ALLOCATED PARKING SPACE

Offers in Excess of £162,500

Appleyard Close

Cheltenham

GL51 9FF

Appleyard Close, Cheltenham, GL51 9FF

This ground-floor apartment is located on the outskirts of Cheltenham and within easy reach of the popular Gallagher and Kingsditch Retail Parks and Cheltenham Town Centre. Accommodation comprises two bedrooms, an Ensuite, and bathroom, a sitting-dining room and a kitchen.

The property enters a hallway with wood effect flooring and two built-in storage cupboards. An open-plan sitting-dining room has neutral carpeting and ample living and dining furniture space.

An archway leads into the kitchen with wood effect flooring, and a range of fitted wall and base units with granite effect worktops, tiled splashbacks, and an inset stainless-steel sink and drainer with a mixer tap. Fitted appliances include a gas hob, extractor hood, double oven, dishwasher, fridge-freezer, and additional space for a freestanding washing machine.

Two bedrooms have neutral carpeting, with the main bedroom benefitting from a built-in double wardrobe and an En Suite shower room offering a white suite comprising a walk-in shower unit, basin, and a low-level WC.

The bathroom completes the accommodation and offers a white suite comprising a bath, a low-level WC, and a basin.

Passionate About Property...



The property further benefits from an allocated parking space for one vehicle, gas central heating, and double glazing and is brought to market with no onward chain.

Tenure - Leasehold

Lease Length -984 Years

Annual Ground Rent – Approx £200

Annual Service Charge – Approx £1400-£1500

Service Charge Review Period -Annually

Ground Rent Review Period-TBC

Council Tax - B

All information regarding the property details, including position on Leasehold is to be confirmed between vendor and purchaser solicitors.

Passionate About Property...



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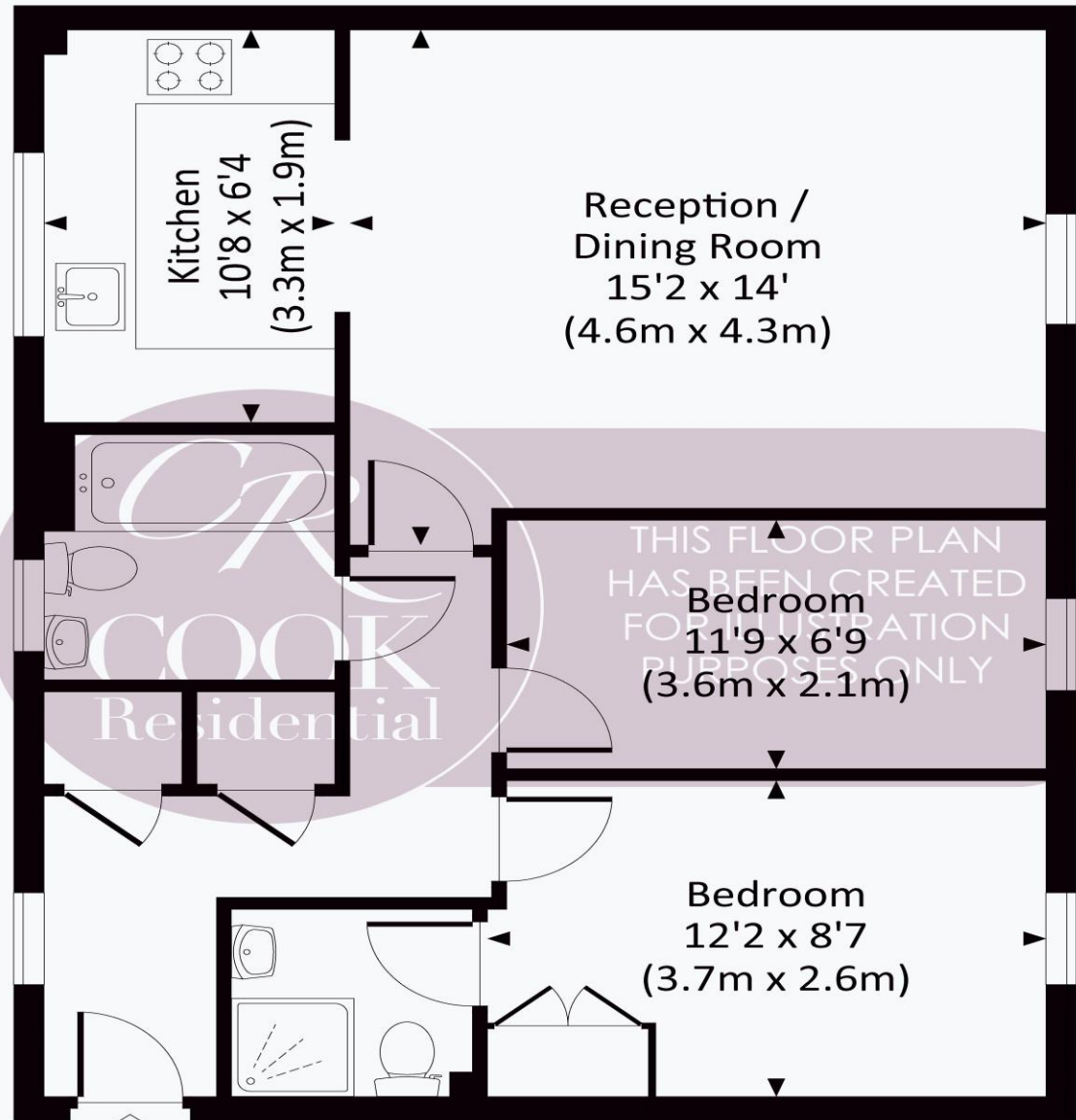


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

APPLEYARD CLOSE

Approx. gross internal area
633 Sq Ft. / 58.8 Sq M.



GROUND FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
Floor Plan not to scale and completed by a RICS surveyor.