

CR
COOK
Residential

01242 500 259

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- NO ONWARD CHAIN
- TWO BEDROOMS
- FRIENDLY COMMUNITY FEEL
- MAINTENANCE COMPANY & RESIDENT MANAGEMENT STAFF
- EMERGENCY ALARM SERVICE
- GARAGE

Guide Price £290,000

Glebe Farm Court

Up Hatherley

Cheltenham

GL51 3EB

Glebe Farm Court, Up Hatherley, Cheltenham GL51 3EB

Cook Residential is pleased to present this stunning two-bedroom semi-detached retirement home, beautifully positioned within the sought-after Glebe Farm Court development in Up Hatherley. Restricted for the over 55s, this well-maintained property offers spacious living accommodation perfect for those seeking a peaceful, relaxed lifestyle. With an estate manager on-site, a communal residents' lounge, a pull cord alarm system, and chain-free availability, this home is ready to move in and enjoy.

Entrance Hallway: The hallway offers access to the open plan sitting/dining room and storage cupboard with a downstairs shower room.

Sitting/Dining Room: The open-plan sitting/dining room benefits from luxury vinyl flooring, creating a bright and inviting space. The living area features a charming electric fireplace and modern surround, offering a comfortable ambience. Front aspect windows flood the room with natural light, while the dining area provides ample space for a dining table and French doors leading to the garden, creating a perfect indoor-outdoor flow.

Kitchen: The kitchen is accessed from the sitting/dining room and boasts cream gloss-finished wall and base units, offering plenty of storage. It also has a mixer tap sink, built-in fridge freezer, oven, washing machine, induction hob with extractor fan, and rear aspect windows overlooking the garden.

Downstairs Shower Room: The ground floor also benefits from a modern shower room, featuring a walk-in shower, WC, and sink, with easy access for convenience.

Bedrooms: The first floor offers two spacious double bedrooms. Bedroom one features front aspect views, built-in storage space, and carpeted flooring. Bedroom two also benefits from carpeted flooring and rear aspect views, creating a peaceful retreat for guests or additional living space.

Main Bathroom: A family bathroom completes this floor comprising a w/c, sink, and bath.

Garage: Leasehold, EnBloc Garage with power and lighting, eaves storage, perfect for parking or extra storage. Ground Rent is Peppercorn.

Garden: There are front and rear gardens with the front garden area being fenced. The rear garden consists of a private patio accessible from the French Patio doors of the dining room



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with a small private grassed area surrounding. There is also access to the communal gardens with delineated areas for each house.

Communal Amenities: The Glebe Farm Court development run by Anchor Hanover offers excellent facilities, including an estate manager, a residents committee and communal garden areas, providing a secure and friendly environment with a community living feel while offering you privacy with the ability to partake in a range of social activities. Additional services such as general building repairs, window cleaning, communal area maintenance, and gardening are covered within the annual maintenance charge.

Conveniently located in Up Hatherley, the property is close to a supermarket, doctors' surgery, community centre, and library, with excellent bus links to Cheltenham Town Centre.

Tenure: Freehold

Council Tax Band: C

Maintenance Charges: £2926 per annum (reviewed annually in September)

This charming retirement apartment offers the perfect blend of comfort, convenience, and community living, all within a peaceful location. A viewing is highly recommended to fully appreciate the lifestyle on offer.

All information regarding the property details, including its position on Freehold, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

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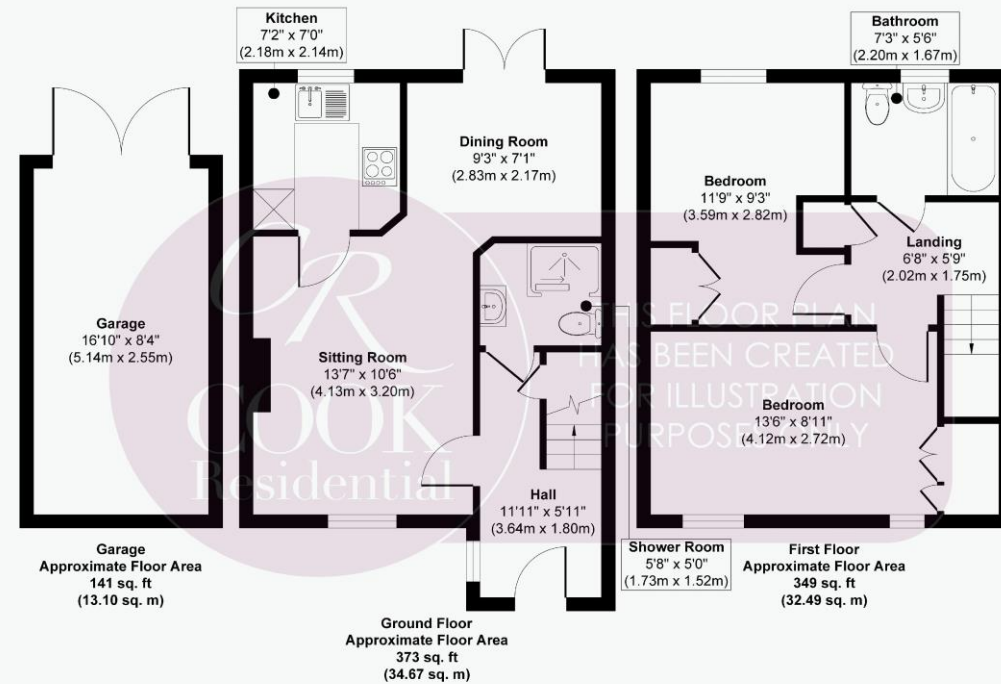


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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