HUNTERS®

HERE TO GET *you* THERE

Tennyson Road

Cheltenham, GL51 7DB

Asking Price £125,000

1 1 1 D

Council Tax: A

74a Tennyson Road

Cheltenham, GL51 7DB

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Hunters of Cheltenham are delighted to offer the following Fantastic Opportunity. A lovely one bedroom first floor apartment for sale with no onward chain. The sellers are offering the foillowing:

“ The buyer has the option to buy either on a freehold or leasehold basis. The freehold option means the buyer does not ever pay any monthly maintenance fee or ground rent and will never have to purchase an extension of their lease in future years when they come to sell. This will save a buyer between £100 to £130 a month immediately against buying any other leasehold flat on the market, as well as saving many thousands of pounds when they come to renew a lease in the future. The price for either purchase option is the same”.

Presented to the market in immaculate condition, this fabulous first buy or investment property is ready for its next owner with a modern kitchen, bathroom and clean neutral decor throughout.

This charming property boasts of gas central heating, uPVC double glazing and a utility room on the ground floor. There are no communal areas and the flat has its own front door at the side of the building leading to the utility area and stairs to the first floor. The apartment itself offers generous sized principal rooms with a 14' Living room and a 13' bedroom. The kitchen is fitted with modern units and the bathroom also presents extremely well.

The apartment sits above a convenience store in the heart of St Marks conservation area, a leafy suburb west of Cheltenham town centre. Although the property does not have off-road parking, the local streets offer free parking in every direction.

With gas central heating, double glazing and an 'A' rating council tax band this is an exceptionally affordable low-cost property. As a result, we predict strong interest from first home buyers and savvy investors.

Tel: 01242 528500

- **First Floor One Double Bedroom Apartment**
- **No Communal Areas, with Own Front Door**
- **Very Secure Location**
- **Private access separate from the shop**
- **Council Tax Band A | Energy Performance Rating D**
- **Recently Re-Fitted Kitchen**
- **Ground floor utility area with additional storage**
- **Unbeatable Access to Local Amenties**
- **NO ONWARD CHAIN**
- **Tenure: Leasehold with a New 125 Year Lease**

Kitchen
10'6" x 8'0" (3.22 x 2.46)

Living Room
14'2" x 10'5" (4.34 x 3.19)

Bedroom
13'6" x 11'10" (4.13 x 3.62)

Bathroom
6'3" x 6'6" (1.93 x 2.00)

Road Map

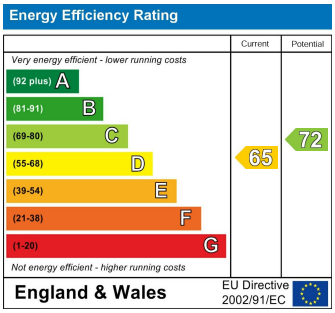
Hybrid Map

Terrain Map

Floor Plan

Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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