



ROSS BURBIDGE

exp

@ ross.burbidge@exp.uk.com

rossburbidge.exp.uk.com

07792 512 628

Hamilton Street, Charlton Kings, Cheltenham, GL53

£240,000

2 1 1



SHOW HOME NOW OPEN....Please Quote: RB1393-Ross Burbidge- A stunning two double bedroom apartment, forming part of an exclusive development of just 12 individually designed homes by Cape Homes in Charlton Kings. Finished to an exceptional standard throughout, the property offers beautifully designed accommodation, with high quality fittings and a spacious open plan living area.

The accommodation is accessed via a welcoming entrance hallway with a useful storage cupboard. The impressive kitchen, dining and living room provides a wonderful space for both relaxing and entertaining, with plenty of natural light. The contemporary kitchen features stylish cabinetry, quartz worktops and a range of integrated appliances, including an oven, dishwasher and refrigeration.

Both bedrooms are generous doubles, with the principal bedroom benefiting from a built in wardrobe. The second bedroom includes a fitted wardrobe and is served by a separate, stylish shower room.

The apartment has been carefully designed to maximise space and natural light, with a practical layout and an excellent standard of finish throughout. Further benefits include a high efficiency electric heating and hot water system, Sky Q connectivity and a 10 year residential warranty.

The Development

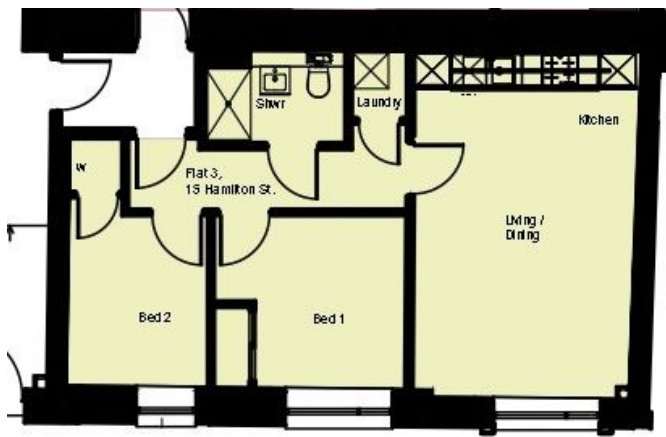
Built by Cape Homes, this exclusive development comprises just 12 individually designed homes, incorporating a mixture of apartments and bungalows.

The specification includes high quality kitchens with integrated appliances, premium sanitaryware, Spanish porcelain tiling and contemporary finishes throughout.

Residents also benefit from secure communal door entry, dedicated cycle storage, communal bin storage and motion sensor lighting to the communal hallways, front entrance and communal areas.

Situated in the heart of Charlton Kings, the property is just a short stroll from a wonderful selection of independent cafés and shops.





- Two Bedroom Upper Floor Apartment
- Please Quote: RB1393-Ross Burbidge
- 250 Year Lease
- Move In Before Christmas
- No Chain
- SHOW HOME OPEN-CONTACT ROSS FOR A VIEWING
- Kitchen Appliances: Integrated Oven, Dishwasher and Refrigeration
- Developer: Cape Homes
- Village Location
- Wonderful Views



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	