

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Village Mews

Village Road, Cheltenham, GL51 0AG

Offers In Excess Of £200,000



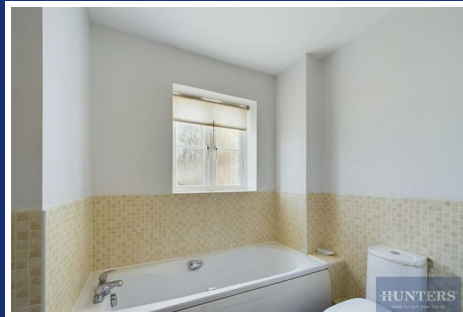
Council Tax: C



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Hunters Estate Agents are delighted to offer this characterful larger than average two bedroom 'upside down' duplex with additional space for the first floor over an archway to the rear garden. The property further benefits from no onward chain and allocated parking.

This fine home is a unique proposition with many benefits over a traditional two-bedroom property. The leasehold status (with over 970 years remaining) offers several benefits, the communal rear gardens are fully managed, the private off-road parking has communal lighting and all the building insurance is included in the £135/month management charges. Essentially, the owner enjoys all the benefits of a flat without living in a block of properties with neighbours above and below.

The property is approached from the private courtyard to a dedicated front door to this property only. The entrance hall gives access to two good sized bedrooms and a shared bathroom all located on the ground floor. Stairs lead to the first floor, where the property really excels. At the top of the stairs, you reach the landing with a separate wc/cloakroom and another door to the main living room which is a fabulous sized room covering a majority of the ground floor accommodation with storage and two windows overlooking the front elevation. The fitted kitchen and dining area benefit from extending over a small archway, used solely by the residents for pedestrian access to the south facing communal gardens at the rear.

At the front of the property is a private block paved communal drive with a marked private parking space for this property. To the rear is a communal garden for the residents of Village Mews only.

This fine home comes highly recommended and all viewings will be accompanied by our fully qualified staff.

More in depth Material Information can be found at:

<https://reports.spectre.uk.com/s/XX86h>

Tel: 01242 528500

- Spacious Two Double Bedroom Duplex
- Fitted Kitchen/Dining Area
- Fitted Bathroom and Separate Additional WC
- No Onward Chain
- EPC Rating C (76) | Council Tax: C | Services Charges: £1617 p/annum

- Large Main Reception Room on the First Floor
- Generous Communal Gardens
- Excellent First Time Purchase
- Buy-to-Let Investment - Potential Yield of 6.7%+
- Tenure - Leasehold with 977 Years Remaining

#### Bedroom One

10'5 x 8'10 (3.18m x 2.69m)

#### Bedroom Two

9'8 x 9'3 (2.95m x 2.82m)

#### Bathroom

8'10 x 5'8 (2.69m x 1.73m)

#### Living Room

18'6 x 13'9 (max) (5.64m x 4.19m (max))

#### Dining Area

11'6 x 9'8 (3.51m x 2.95m)

#### Kitchen

9'8 x 6'8 (2.95m x 2.03m)



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

Floor 0

Floor 1

**Approximate total area<sup>®</sup>**  
793 ft<sup>2</sup>  
73.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

## 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.

Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>89</b>
(69-80) <b>C</b>		<b>76</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.