

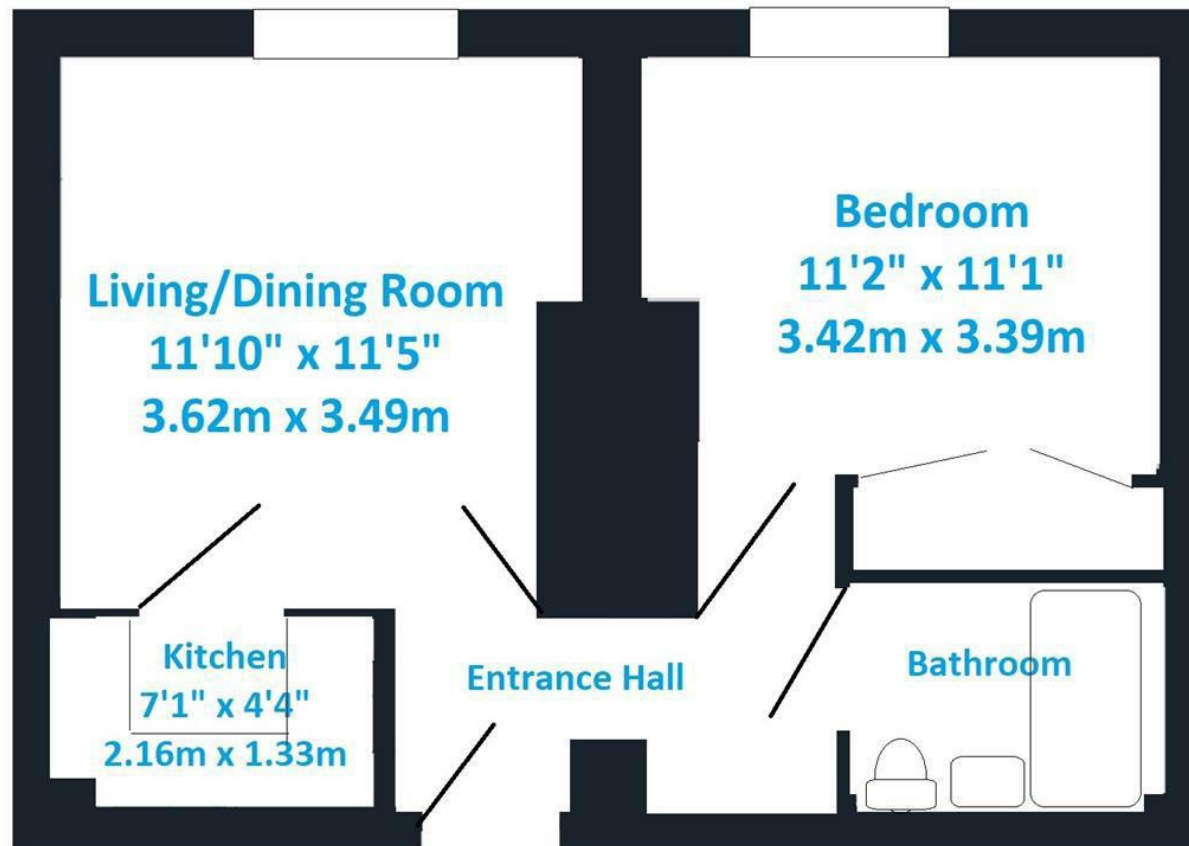


**7 MERCIAN COURT
PARK PLACE
CHELTENHAM
GL50 2RA**



**Open To Offers
£69,500**

Flat 7, Mercian Court
FLOORPLAN FOR GUIDANCE ONLY - NOT TO SCALE



Approximate Total Area
359 sq ft (33.39 sq mt)





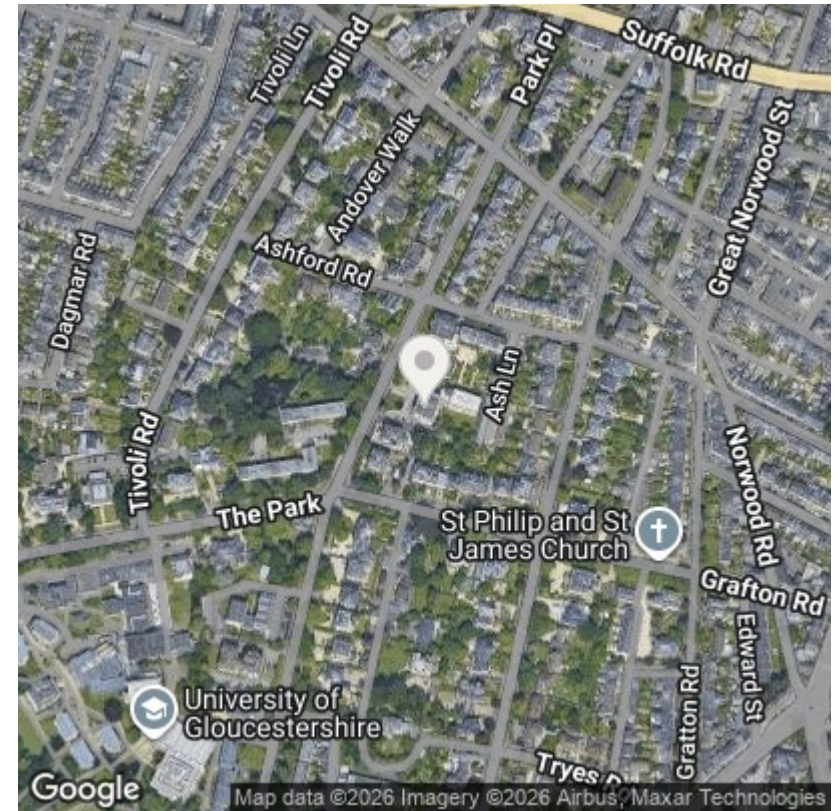
Beautifully Refurbished OVER 60's Apartment – found of the Ground Floor of this attractive period building with lovely views over the established communal gardens.

Modernisation including redecoration, new carpets, new well thought out kitchen with oven, hob and fridge, re-fitted spacious bathroom with walk-in shower, pleasant living room and double bedrooms with fitted wardrobes.

Mercian Court has a house manager, security alarm system, communal facilities include residents' lounge, laundry, gardens and parking.

Pets allowed with prior consent. Maintenance Charge c.£312 per month. Ground Rent c. £100 per annum.

Ideally situated for access to the Bath Road shopping facilities, Montpellier, The Promenade4 and Town Centre.



cheltenham COUNCIL TAX BAND A

Leasehold

Sure Property Group
23 Bath Street, Cheltenham
GL50 1YA
01242 241200
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There is a Development Manager and a 24 hour emergency Appello call system. Also with communal lounge, a communal laundry facility, sun lounge, and a guest suite that can be booked via the Development Manager. Also with Residents' car park to the front.

We are verbally informed of the following:-

Leasehold - 99 years from 1986 - 61 years remaining

Ground Rent £96 per annum

Maintenance Charge £3,750

The current lease, we are told, allows for resident's over the age of 60 to reside as long as they are full time retired. Whilst this lease doesn't stipulate that the flat can be let out, we understand from our research the Freeholders have no issue with the properties being let.

PLEASE GET LEGAL ADVICE FOR CLARIFICATION

All information subject to legal confirmation

Important Notice: SureLet Cheltenham Ltd have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the Seller(s).

SureLet Cheltenham Ltd may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

