HUNTERS®

HERE TO GET *you* THERE

Planets Lane

Cheltenham, GL51 6GR

Guide Price £295,000

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Council Tax: B

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Hunters Estate Agents are proud to introduce this truly exceptional three-bedroom freehold duplex apartment with off road parking to the sales market. Formally a coach house, this fine property has been professionally converted into a two-story luxury home.

The outstanding attention-to-detail and care taken over this conversion is immediately obvious when entering the well-presented property. The accommodation includes the following:

Ground Floor
On entering the light and airy entrance hall, there is a door to the left giving access to a 17'9" kitchen/dining room. The kitchen area is fully fitted with new units and a large breakfast bar, the dining area sits to the front of the property and is currently being used as a family snug. This is a fabulous entertaining room. From the hallway, there are stairs to the:

First Floor
The long 'S' shaped landing has doors off to all rooms. Bedroom one, three (or home office) and the living room all face the front elevation. The living room is a very comfortable square shape and perfect for quiet nights in. The landing, the bathroom and bedroom two all have windows facing the rear. All bedrooms are large enough to house a double bed if required.

Outside
The Property has no outside maintenance areas with no front or rear gardens to maintain. There is an allocated off road parking space.

Summary
This fabulous home is a converted coach house, adding a large kitchen/breakfast room to the itinerary. If working from home, bedroom three would make a very good home office and there are still two double bedrooms remaining. When compared to most apartments, the running costs and hassle are very low with no outside maintenance required. Being Freehold, there are no monthly service charges and no ground rent. There are no estate charges either. This coach house would make a smart first purchase or a shrewd investment purchase.

Highley recommended.

All viewings are by appointment only.

Tel: 01242 528500

- **An Exceptional Three Bedroom, Two Story Freehold Apartment**
- **Three Generous Bedrooms**
- **Modern Bathroom Suite**
- **Off Road Parking**
- **Council Tax Band B | Energy Rating (EPC) C-78**
- **Immaculate Ground Floor 17'+ Kitchen/Dining Room**
- **Easy/Cheap to Maintain with No Garden.**
- **Gas Central Heating**
- **Close to GCHQ, M5 Junc 11, New Travel Hub and Bus Stop**
- **Tenure - Freehold**

Kitchen / Dining Area
17'9" x 8'7" (5.43 x 2.64)

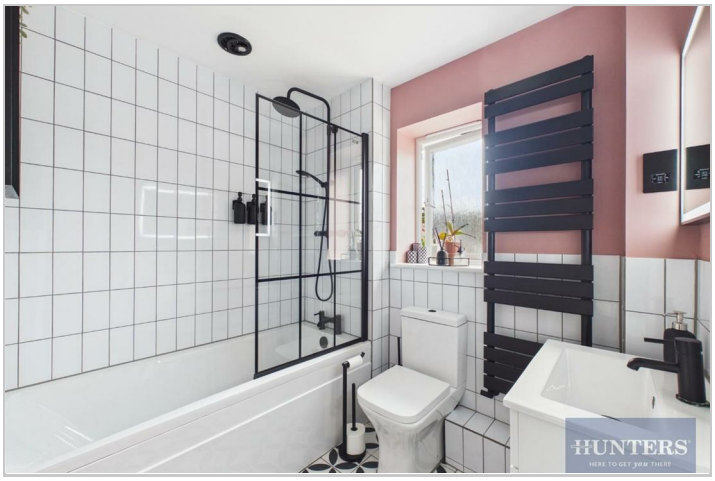
Living Room
10'5" x 10'11" (3.18 x 3.35)

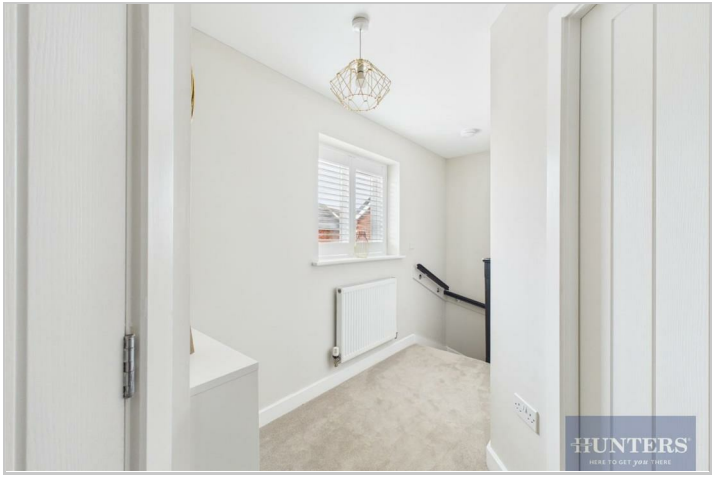
Bedroom One
8'5" x 10'5" (2.58 x 3.20)

Bedroom Two
7'1" x 10'10" (2.18 x 3.31)

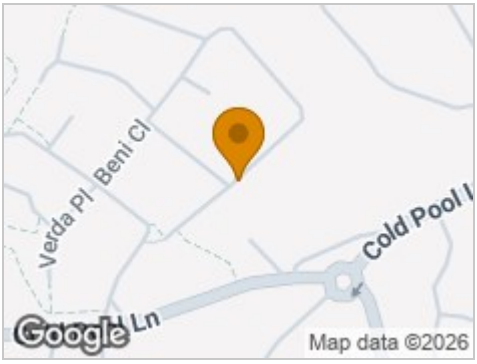
Bedroom Three
7'6" x 8'7" (2.29 x 2.62)

Bathroom
6'3" x 4'9" (1.92 x 1.45)





Road Map



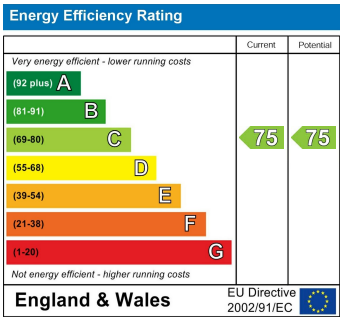
Hybrid Map

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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