



Knapp Road, Cheltenham, GL50 3QQ

Guide Price £180,000





Knapp Road

Cheltenham, GL50 3QQ

This property is a modern one bedroom apartment which is a part of a contemporary development. It offers practical open-plan living, allocated parking and a convenient location close to Cheltenham town centre. The property is ready to move into and would suit first-time buyers, investors or those looking for a low-maintenance home.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- One Double Bedroom Apartment
- Open Plan Living Space
- Modern Kitchen And Shower Room
- Communal Courtyard
- Convenient Location Close To Town Centre
- Permit Parking Available





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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Entrance Hall: A welcoming entrance hall with wood-effect flooring and a useful storage cupboard. Doors lead to all rooms, creating a practical layout.

Kitchen/Sitting/ Dining Room: A bright, open-plan space helps the apartments layout flow. The sitting area benefits from natural light via a large window, and has the option for a good amount of furniture. The kitchen is fitted with a range of modern units and worktops, with integrated oven, hob and extractor hood. There is space in this open area for a dining table, making this a sociable and functional room that flows well.

Bedroom: A good-sized double bedroom with a lot of natural light. The décor is neutral, creating many options for design with the carpeted flooring, the room feels comfortable and cosy. The room also offers space for wardrobes and additional furniture.

Shower Room: A modern shower room fitted with a walk-in shower, wash hand basin and WC. Finished with clean, modern tiling and a heated towel rail.

Outside: The development offers a smart and low-maintenance setting.

Additional Details:

Tenure: Leasehold

Service Charges: £2000 Per Annum

Ground Rent: Inc. In The Service Charge

Council Tax Band: A

EPC Rating: D

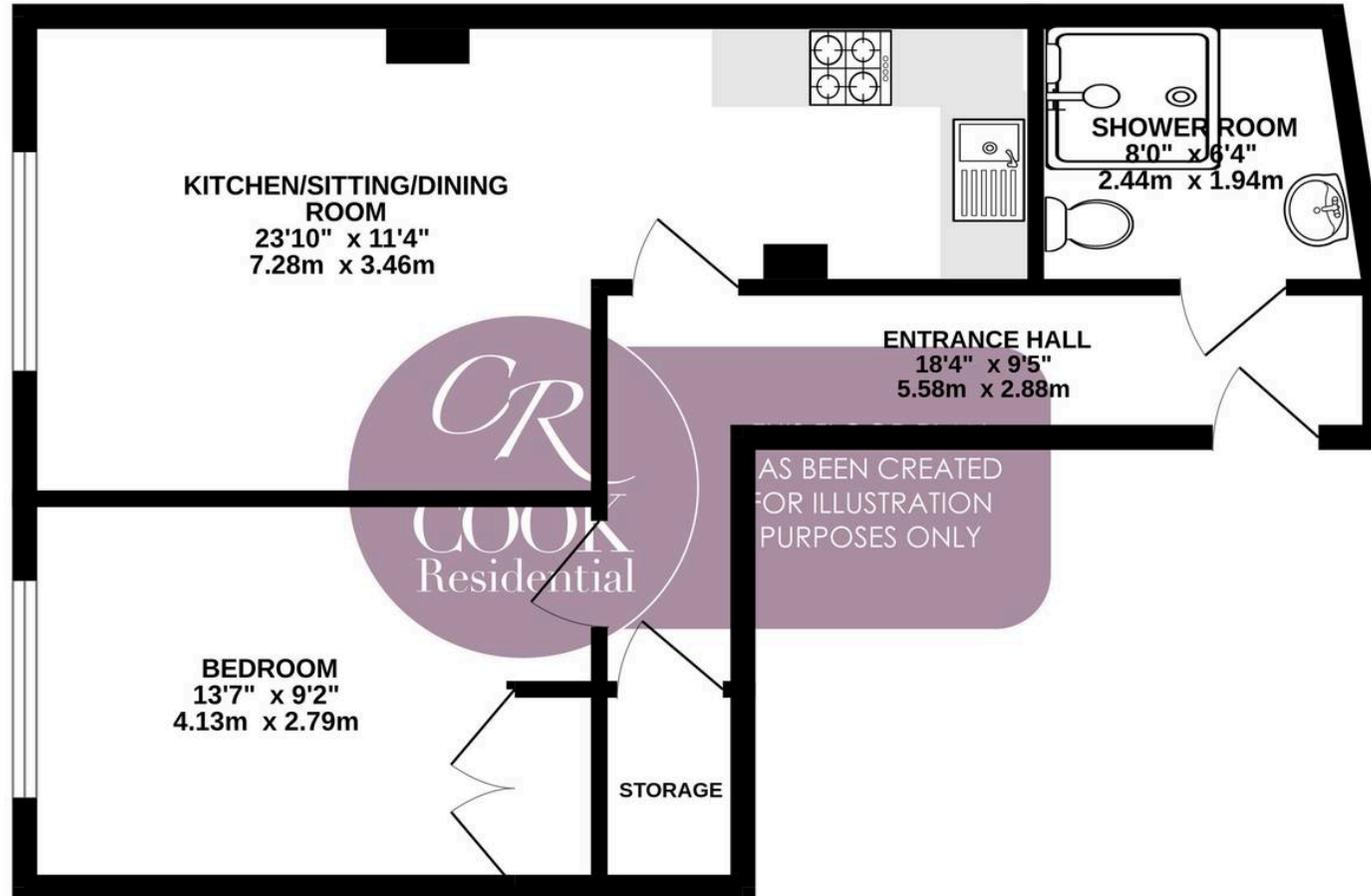
Parking: Permit parking available on the street. Applications through Gloucestershire County Council.

Location: Positioned within easy reach of Cheltenham Town centre, the property is close to a range of shops, cafes and everyday amenities. There are also good transport links nearby, making it a convenient base for both work and leisure.

Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.



GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 489 sq.ft. (45.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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