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## Cedar Court

Humphris Place, Cheltenham, GL53 7FB

Asking Price £375,000



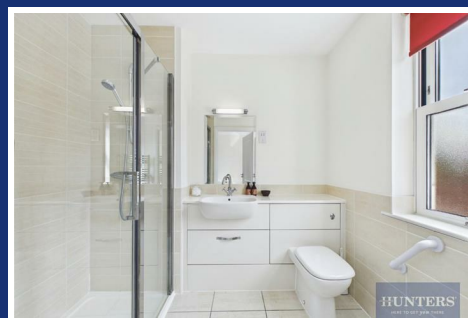
Council Tax: D



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Welcome to this exceptional two double bedroom, two bathroom, first-floor apartment with balcony, situated within Cedar Court—an exclusive and highly regarded over-55s development set in the beautiful parkland of Thirlestaine Hall, just a short distance from central Cheltenham.

The apartment benefits from lift access to all floors. Upon entering, you are welcomed by a spacious and light-filled central hallway, offering a range of built-in storage cupboards as well as a discreet utility room—perfect for keeping laundry neatly out of sight.

The principal reception room is bright and inviting, featuring double doors that open onto a private balcony measuring approximately 10'8" x 6'8"—an ideal space to relax and enjoy warm summer evenings. The kitchen is conveniently positioned just off the living area.

Both bedrooms are generously proportioned, comfortably accommodating king-sized beds, and each benefits from fitted wardrobes. Bedroom One has a private en-suite and bedroom two is serviced by the main bathroom; both are well-appointed.

Residents of Cedar Court also enjoy access to a large communal lounge, ideal for social gatherings and family visits, complete with kitchen facilities.

Externally, the beautifully maintained grounds include a spacious patio area with garden furniture, leading onto a manicured lawn bordered by an impressive selection of mature trees and shrubs, providing a high degree of privacy and tranquillity.

Humphris Place is a quiet no-through road located within a conservation area, widely regarded as one of Cheltenham's most desirable settings. It is conveniently positioned almost equidistant from the town centre, Leckhampton, Charlton Kings and Montpellier. Nearby Cox's Meadow—named after the Cox family who historically owned the land—now features a recently installed path and cycleway, and is popular with families and dog walkers, with the added benefit of an on-site café.

All viewings are by appointment only

Tel: 01242 528500

- Two Double Bedroom First Floor Luxury Apartment
- Immaculate Presentation
- Close to Central Cheltenham and Montpellier
- No Onward Chain
- Council tax Band D | Energy Rating (EPC) B expired

#### Living Room

17'6" x 11'4" (5.34 x 3.46)

#### Kitchen

8'2" x 11'3" (2.50 x 3.45)

#### Bathroom

8'3" x 7'0" (2.52 x 2.15)

#### Bedroom One

16'1" x 9'4" (4.91 x 2.87)

- Allocated Parking Space plus Visitor Parking
- Large 10'+ Balcony
- Communal Lounge, Patio, Grounds and Facilities
- Fitted Kitchen, Two Bathrooms, and Utility Room
- Tenure - Leasehold with 987 Years Remaining

#### En-Suite

8'2" x 6'2" (2.49 x 1.89)

#### Bedroom Two

13'8" x 9'6" (4.17 x 2.90)

#### Utility Room

4'9" x 4'1" (1.47 x 1.25)

#### Balcony

6'8" x 10'8" (2.04 x 3.26)



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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 83                      | 83        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <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.