

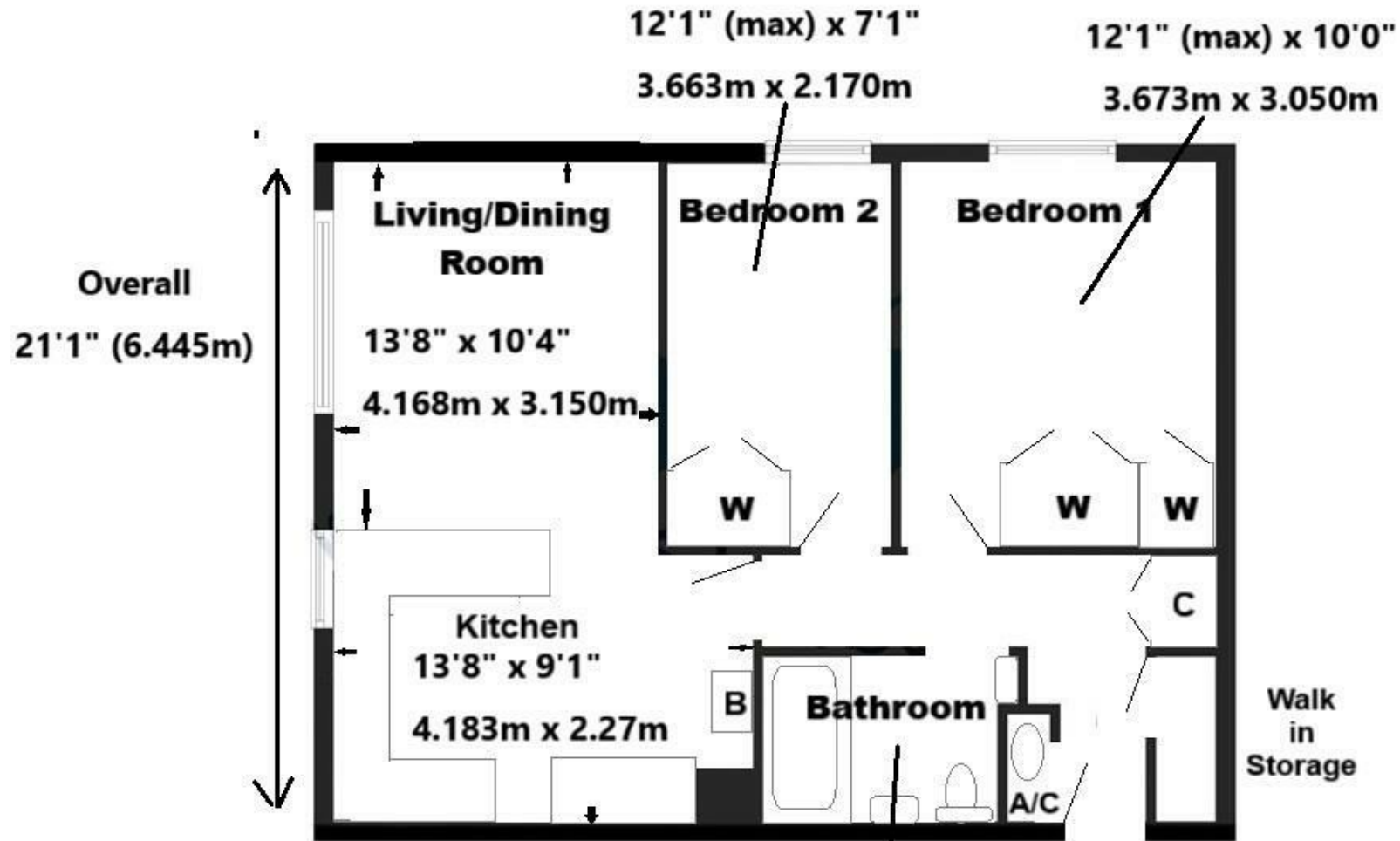


22 JAMES DONOVAN COURT, HEWLETT ROAD, CHELTENHAM, GL52 6UF

GUIDE PRICE £130,000

LEASEHOLD CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND B

22 James Donovan Court



Floorplan for guidance only

not to scale

All measurements are approximate



SHARED OWNERSHIP AVAILABLE - ARE YOU OVER 55 YEARS OLD? A highly recommended two bedroom second floor apartment accessed via stairs or lift. The apartment is located at the front of the building and as such has far reaching views. Whilst some updating is required it is nonetheless a pleasant flat offering L shaped entrance hall with a large storage cupboard and built-in small cupboard, bathroom, TWO DOUBLE BEDROOMS both with wardrobes, large open plan living/dining/kitchen not forgetting double glazing and gas central heating.









Tenure Leasehold	
Lease Start Date BETA 13 Sep 2010	Lease End Date BETA 12 Oct 2082
Lease Term BETA 99 years from 12.10.1983	Lease Term Remaining BETA 56 years
Local Authority Gloucestershire	
Council Tax Band: B Annual Price: £1,756	
Conservation Area ⓘ No	
Flood Risk Very low	
Floor Area 613 m ² / 57 m ²	Plot Size 0.18 Acres
Mobile Coverage	
EE	Basic 14 Mbps
Vodafone	Superfast 80 Mbps
Three	Ultrafast 1000 Mbps
O2	
Satellite / Fibre TV Availability --	

Land Registry	
Title Number(S) GR447455	
Tenure Leasehold	
Lease Start Date BETA 05 Jul 2020	Lease End Date BETA 12 Oct 2082
Lease Term BETA 99 years from and including 12 October 1983	Lease Term Remaining BETA 56 years
Local Authority Gloucestershire	
Council Tax Band: B Annual Price: £1,756	
Conservation Area ⓘ No	
Flood Risk Very low	
Floor Area 592 m ² / 55 m ²	Plot Size 0.02 Acres
Mobile Coverage	
EE	Basic 14 Mbps
Vodafone	Superfast 80 Mbps
Three	Ultrafast 1000 Mbps
O2	

All information subject to legal confirmation

Important Notice: SureLet 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 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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