

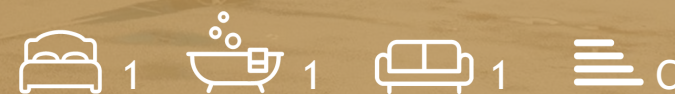


MORGAN ASSOCIATES

— ESTATE & LETTINGS AGENCY —



12, Hopwood Grove,  
Cheltenham GL52 6BX  
Price Guide £130,000





## 12, Hopwood Grove,

### Cheltenham GL52 6BX

A well-presented, purpose-built one-bedroom first-floor apartment, quietly positioned in a tucked-away setting just off Hewlett Road. The property has been a successful rental investment for a number of years and is likely to appeal equally to first-time buyers and investors. The apartment is within easy walking distance of The Hewlett Arms and a Tesco Local, and benefits externally from allocated off-road parking.

Internally, the accommodation extends to approximately 411 sq ft and comprises an open-plan kitchen, sitting and dining area fitted with a range of units, a double bedroom with built-in wardrobe, and a bathroom with a shower over the bath. The property is heated via electric storage heaters.

#### Further Information:

Tenure: Leasehold

Lease Term: 999 years from 1 January 1993 (approximately 967 years remaining)

Service Charge: £1,453.92 per annum

Ground Rent: N/A

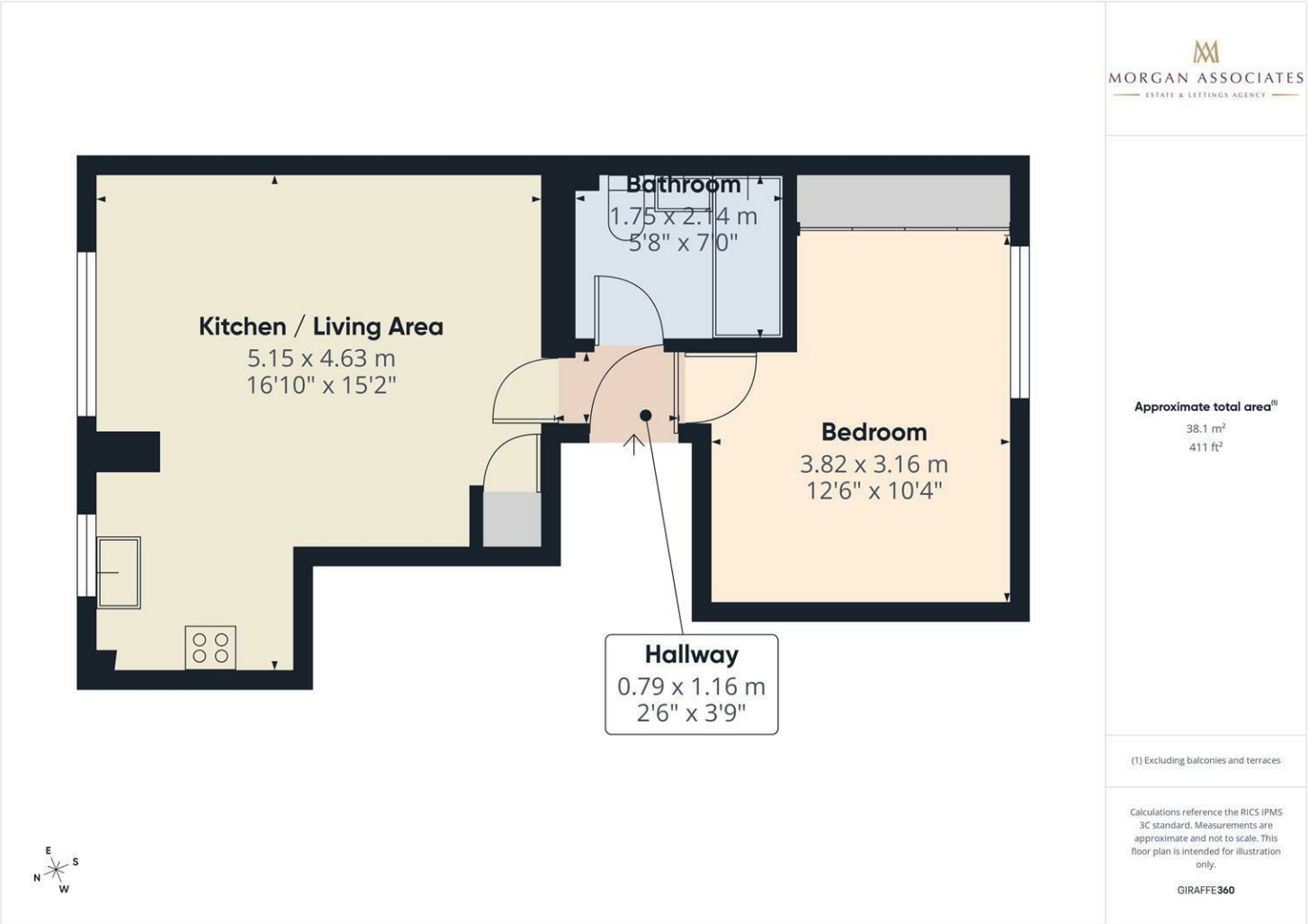
Services: Mains electricity, water and drainage

Council Tax Band: A

Local Authority: Cheltenham Borough Council - 01242 26 26 26

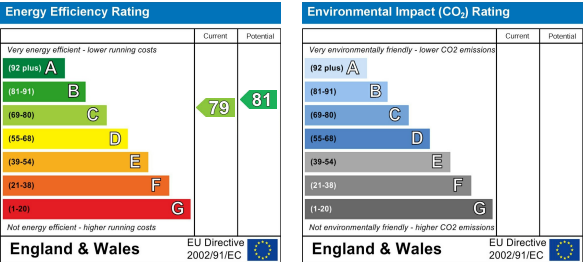


Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



Area Map



Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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