HUNTERS®

HERE TO GET *you* THERE



Renard Court

Sotherby Drive, Cheltenham, GL51 0FN

Guide Price £169,950

2 | 1 | 1 | C

Council Tax: B





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Sotherby Drive, Cheltenham, GL51 0FN

Guide Price £169,950







Hunters Cheltenham are delighted to offer for sale this very well presented two-bedroom ground floor purpose-built apartment, complete with private off-road parking and situated on a popular development near GCHQ and the M5 Motorway.

This fine property has no onward chain and is ready for its next owner to move in at short notice. The very well-maintained accommodation on offer includes the following:

The property is set out over the first floor of Renard Court. The communal entrance has a security entrance system giving access to a well-maintained foyer. A secondary communal door gives access to the very quiet inner hallway with the flats private entrance door on the right.

The 'S' shaped private entrance hall gives access to both bedrooms and the well-appointed bathroom. Both bedrooms can host a double bed. A further door gives access to a large and well-proportioned living room with a square bay window with a French door and Juliet balcony. The contemporary kitchen is located off the living room and benefits from dual aspect windows casting a good amount of naturel light into the kitchen.

Outside, there is allocated parking to the front of Renard Court, a blessing on this very popular development.

Renard Court is highly prized and perfectly situated for easy travel communications with easy access to Cheltenham Rail Station, GCHQ, the new Transport Hub (for access to London and further) and the M5 Motorway, Junctions 11 or 10. A pleasant 40-minute walk will reach the trendy Montpellier district with its proliferation of cafe's, bars and boutique shopping. This area is also the location for all the famous festivals held in Cheltenham including the Jazz, Food, Science, Literature and Music festivals. (distance taken from Google Maps)

This property is offered at an attractive asking price to secure a quick sale.

All viewings are by appointment only.

- **Two Bedroom Ground Floor Purpose Built Apartment**
- **Largest Design in the Block**
- **Living Room with Square Bay and Juliet Balcony**
- **40 Minute Walk to Montpelier**
- **Council Tax Band B | Energy Rating (EPC) C**
- **Bespoke Parking | No Onward Chain**
- **Contemporary Kitchen and Bathroom**
- **Situated Close to GCHQ, Rail Station and Transport Hub**
- **Service Charge Approx. £1000/Annum | Ground Rent £150/Annum**
- **Tenure - Leasehold 150 years from 2007 (131 years remaining)**

Living Room
14'0" x 14'7" (4.29 x 4.45)

Kitchen
9'0" x 8'3" (2.75 x 2.54)

Bathroom
8'6" x 5'2" (2.60 x 1.58)

Bedroom One
8'3" x 13'10" (2.52 x 4.23)

Bedroom Two
7'6" x 8'1" (2.31 x 2.48)









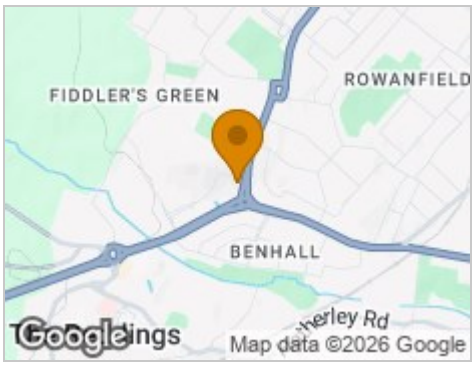
Road Map



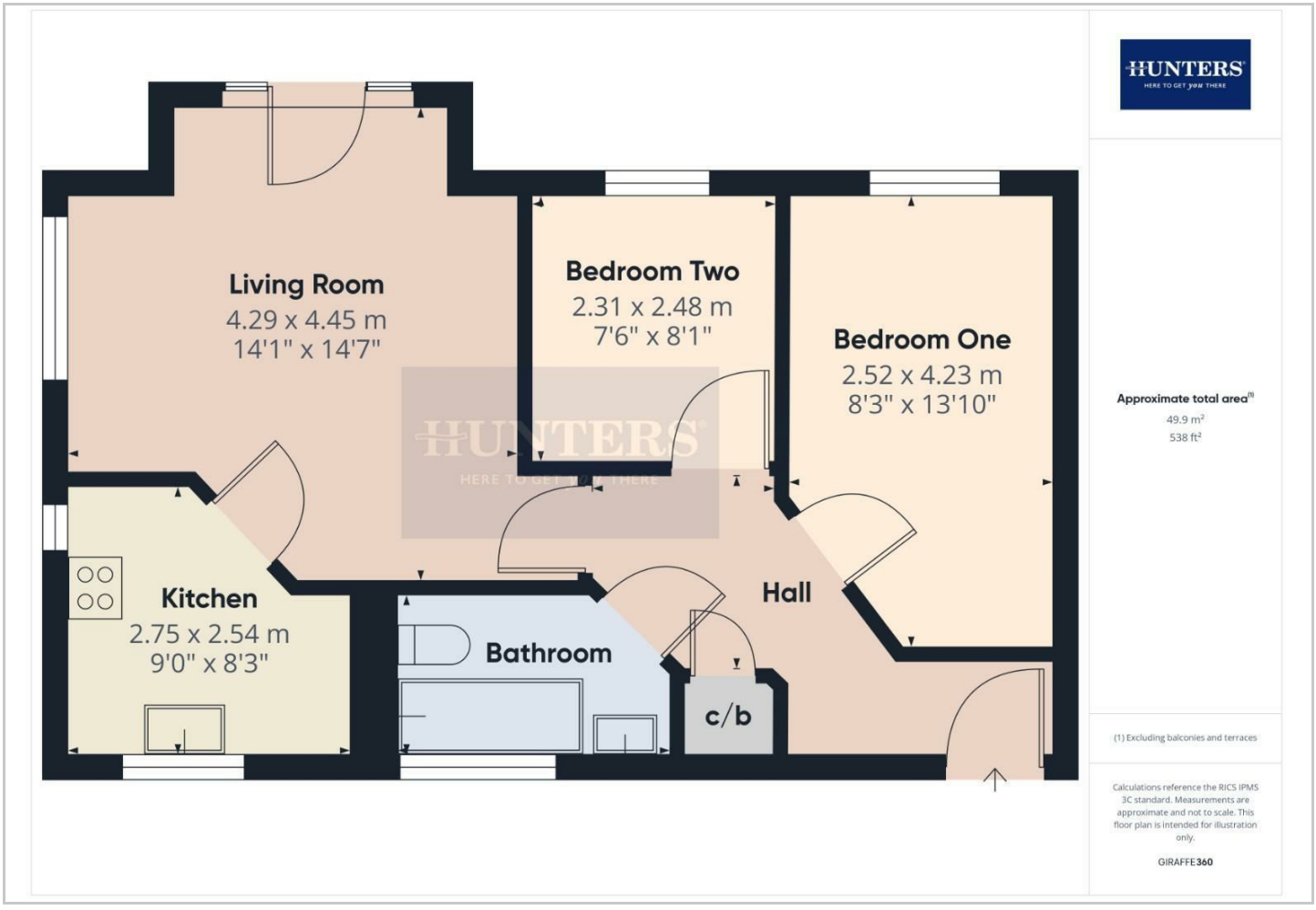
Hybrid Map



Terrain Map

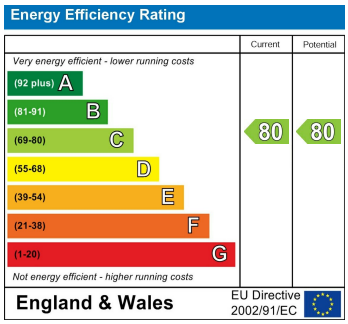


Floor Plan



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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