

HUNTERS®

HERE TO GET *you* THERE



Belworth Court

Cheltenham, GL51 6HQ

Asking Price £169,950



Council Tax: B



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Welcome to Belworth Court. Hunters are proud to offer this fabulous two-bedroom purpose-built top floor flat for sale, enjoying wonderful views from its lofty balcony and comes complete with a private garage.

Offered for sale at an extremely attractive asking price to allow for some recommended cosmetic improvements, and a further £5000 cashback to cover future planned communal upgrades, make this property outstanding value for money. We have sold several properties identical to this one for around £200,000 in good condition.

The accommodation on offer includes the following:

Communal/Outside:

The very well-maintained communal gardens surround the property, and a path leads to the communal entrance. Another path leads to the private garages of which the third garage from the left belongs to this apartment. The communal entrance has a remote intercom for welcoming guests. The entrance foyer and the communal halls are all clear and well maintained. This flat is located on the third floor (top floor) and is accessed by stairs.

Private Accommodation:

The extensive 'L' shaped entrance hall gives access to all rooms. At nearly 20' long, the main living room is a fabulous space to entertain friends and family alike. This lovely room leads to a small balcony with elevated views across local rooftops. Bedrooms one and two are located on the opposite side of the entrance hall, ideal for sound separation between the sleeping and living areas. At the far end of the hallway is the family bathroom with full suite. The kitchen is also a separate room (not often the case in apartments) and completely self-contained.

SUMMARY

This flat is all about location. Leave Belworth Court on foot and turn right and very quickly you will be in Lansdown and Montpellier. If you turn left, and you will be close to well-regarded schools, a range of shopping centres and two local pubs. Further afield, you will find unrivalled access to M5 Junction 11, GCHQ and Cheltenham Rail Station.

- Two Bedroom Top Floor Purpose Built Apartment
- Self-Contained Separate Kitchen
- Balcony with Elevated Views
- All Electric (No Gas Standing Charges)
- Council Tax Band B | Energy Rating (EPC) F28

Living Room

19'5" x 11'9" (5.94 x 3.60)

Kitchen

10'10" x 8'5" (3.32 x 2.57)

Balcony

11'2" x 3'1" (3.42 x 0.95)

Bedroom One

14'1" x 10'1" (4.31 x 3.08)

Bedroom Two

11'3" x 6'5" (3.43 x 1.97)

- Large Living Room

- Family Bathroom

- NO ONWARD CHAIN

- Service Charge Approx £2000/Year - £0 Ground Rent

- Tenure - Leasehold with 940 Years Remaining

Bathroom

11'5" x 6'8" (3.49 x 2.05)

Garage



Road Map



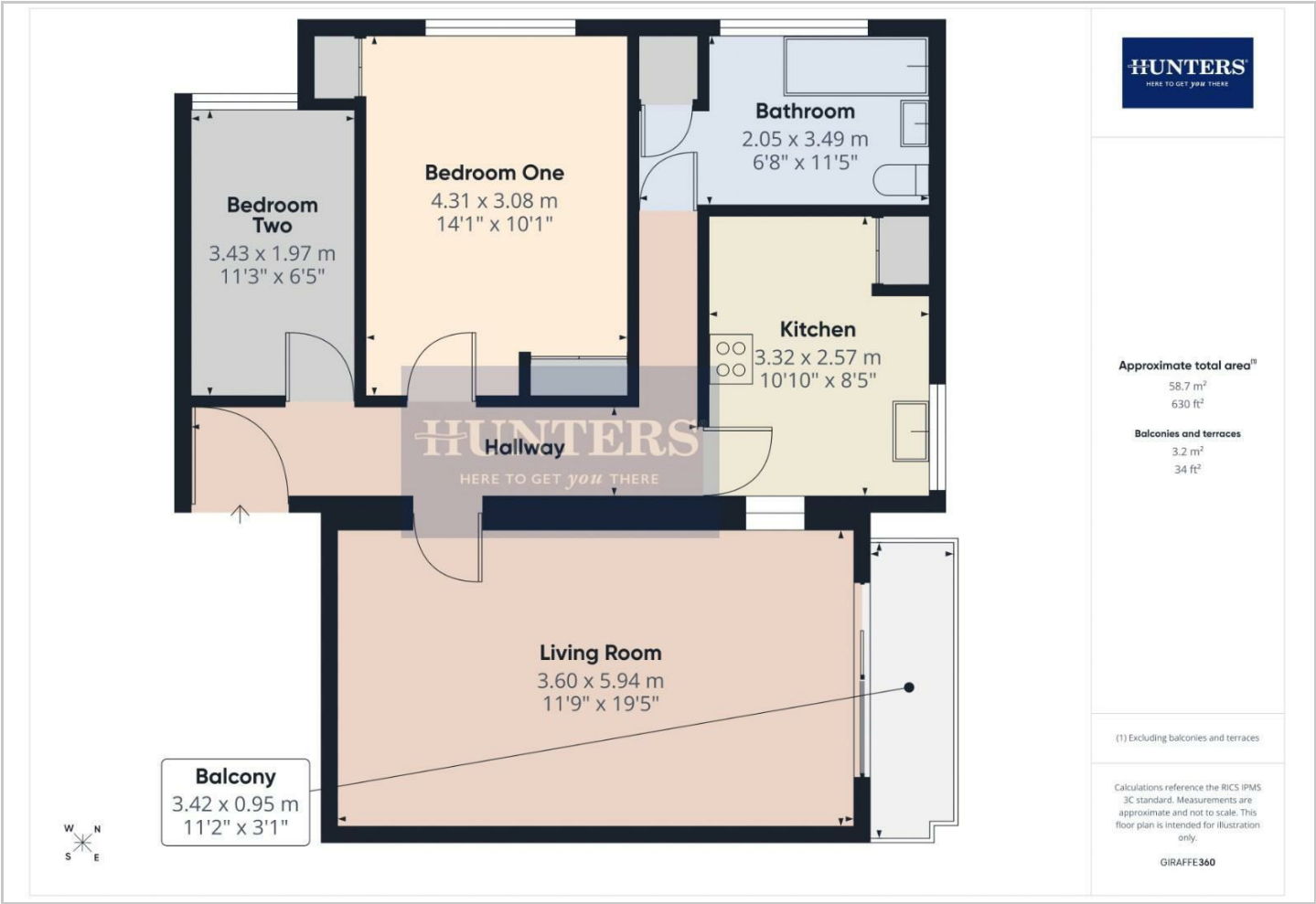
Hybrid Map



Terrain Map

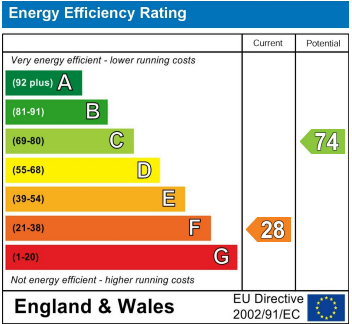


Floor Plan



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.