



## Rushy Mews New Barn Close, Cheltenham, GL52

£85,000

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This first floor, two-bedroom retirement flat is offered for sale in Prestbury, Cheltenham and is available exclusively to purchasers over 55. The property forms part of a managed retirement development on the edge of the village, with access to communal facilities and well-kept gardens.

The flat currently requires modernisation throughout, offering scope for a buyer to update the accommodation to their own taste. The layout includes an open-plan living/dining room with a garden view, providing a pleasant outlook and a practical space for day-to-day living. The kitchen requires updating but is conveniently positioned to serve the main living area.

There are two bedrooms: a double bedroom and a single bedroom, both with built-in wardrobes providing useful storage. The shower room also requires updating. The property has an EPC rating of C and falls within Council Tax Band A.

Residents benefit from a range of on-site amenities, including a lift to all floors, an on-site manager, communal laundry facilities with a drying area, communal gardens, emergency pull cords and use of a guest suite for visitors. The development is described as over 55's only, with management fees applicable. The property is offered with no onward chain.

Situated on the edge of Cheltenham, the flat is within approximately half a mile's walk of local shops in the village, with further amenities available in Cheltenham town centre, including a wide choice of supermarkets, cafés, restaurants and leisure facilities. Nearby green spaces and parks provide opportunities for walks and outdoor recreation.

This retirement flat for sale in Cheltenham offers an opportunity for a buyer seeking an over-55s property that requires modernisation, with the benefit of communal facilities and access to local amenities and green spaces.

- Over-55s managed retirement development
- Two bedrooms with built-in wardrobes
- First Floor
- On-site manager and emergency pull cords
- Lift access to all floors
- Guest suite for visiting friends/family





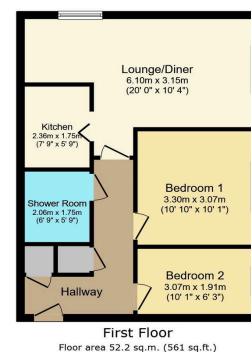
Floor Area: 561 sq. ft.

Tenure: Leasehold

Service Charge: £3457.68 per annum

Ground Rent: £0 per annum

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 78 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Total floor area: 52.2 sq.m. (561 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate and are for general guidance purposes only and should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.co.uk](http://www.propertybox.co.uk)