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Hatherley Hall, Hatherley Road, Hatherley, GL51 6EQ

Guide Price £75,000



## Hatherley Hall, Hatherley Road

Hatherley, GL51 6EQ

Delightful ground floor 1-bed apartment in retirement development (over 60s) with communal gardens, sought-after Hatherley location. Bright sitting/dining room, separate kitchen, double bedroom, bathroom with white suite. Beautiful communal gardens, benefits from underfloor heating, short lease (extension pending). Ideal for peaceful living near amenities, transport.

Council Tax band: A

Tenure: Leasehold

- No Onward Chain
- Over 60's Retirement Complex
- Ground Floor One Bedroom Flat
- Electric Underfloor Heating
- Flexible Living Accommodation
- Excellent Location Situated Close To Local Amenities
- Communal Gardens & Parking Available On a First Come First Served Basis





A delightful one-bedroom ground floor apartment forming part of a popular independent retirement development for the over 60s, situated in the sought-after area of Hatherley. Surrounded by beautifully maintained communal gardens, this peaceful home offers comfortable and convenient living within easy reach of local amenities and transport links. Offered to the market with No Onward Chain.

**Sitting/Dining Room:** Accessed via a communal hallway the apartment opens into a bright and welcoming sitting/dining room, offering generous proportions and an inviting sense of space. Large windows allow for plenty of natural light, while the focal point fireplace adds warmth and character. There is ample room for both seating and dining areas, making it ideal for relaxing or entertaining guests.

**Kitchen:** A sliding door leads through to the separate kitchen, fitted with a range of wall and base units providing useful storage and worktop space. The room enjoys a pleasant outlook across the communal gardens and includes space for free-standing appliances, with tiled splashbacks and neutral décor creating a practical and bright workspace.

**Bedroom:** The double bedroom benefits from a charming bay window overlooking the gardens, flooding the room with natural light. This room benefits from built in double wardrobes and having plenty of space for furnishings and the neutral palette offers the perfect blank canvas for personalisation.

**Bathroom:** The bathroom is fitted with a matching white suite comprising a panelled bath, WC, and pedestal wash hand basin, complemented by part-tiled walls and a mirrored vanity cabinet.

**Communal Gardens:** Externally, the property is surrounded by beautifully landscaped communal gardens with mature trees, seating areas, and well-tended lawns. These provide a peaceful setting to enjoy the outdoors and connect with the friendly community of residents.

**Parking:** Resident parking is available on a first come first served basis.

**Additional Details:** Over 60's independent retirement living, Electric underfloor heating – no gas connection, Residents have the use of communal washing machine facilities (currently at no extra costs to residents), Outdoor Rotary Washing Lines

**Leasehold:** 46 years remaining

**Service Charge:** £120 per month (£1,440 per annum)

**Ground Rent:** £20 per annum

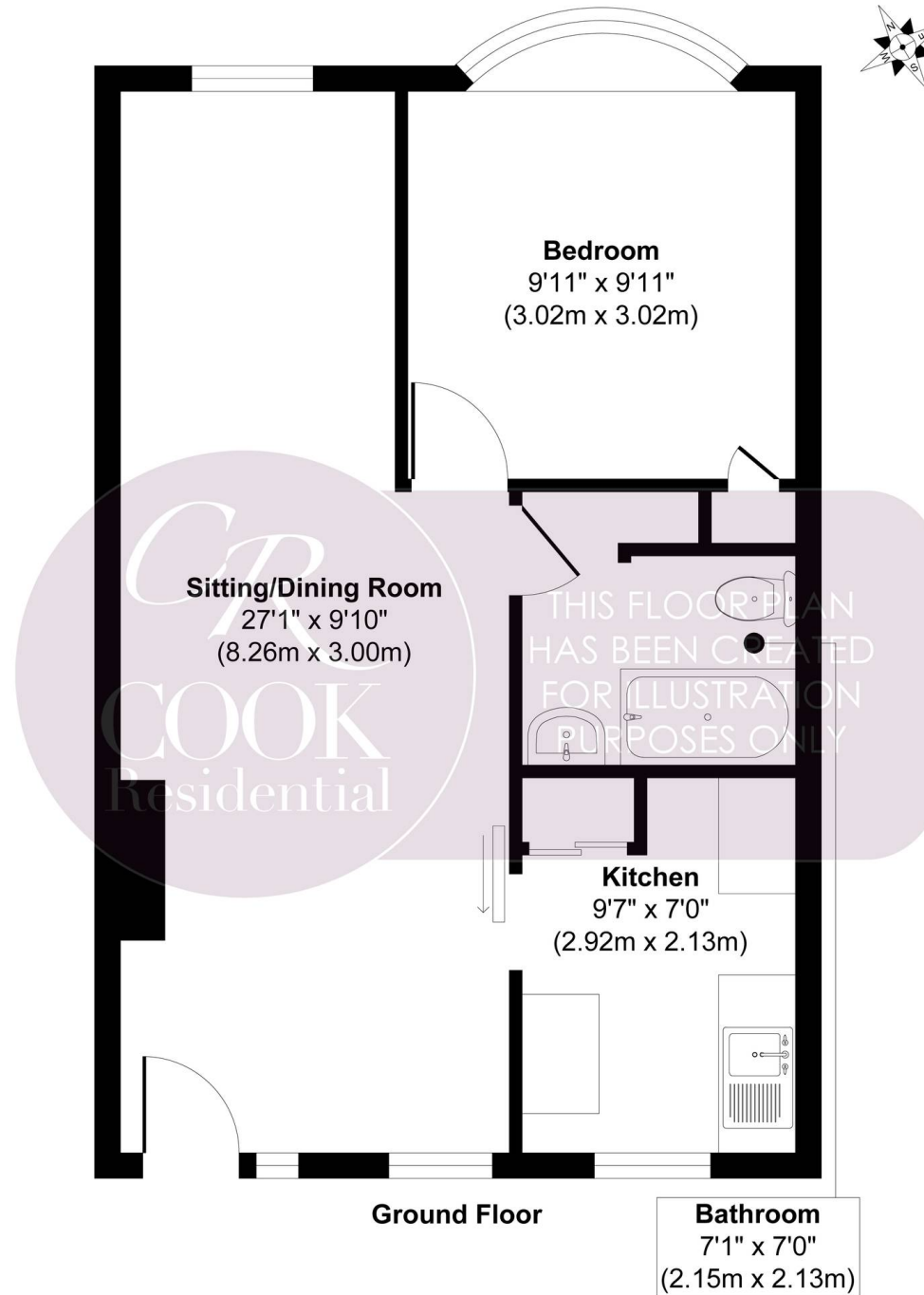
**Council Tax Band:** A

**Agent's Note:** Prospective purchasers are advised to seek independent financial and mortgage advice regarding lending options before proceeding.

**Location:** Hatherley Hall is located within a desirable residential area of Cheltenham, known for its sense of community and excellent access to local shops, bus routes, and leisure facilities. The area offers a range of amenities including supermarkets, pharmacies, and cafés, while Cheltenham town centre is just a short drive away providing an array of cultural and retail options. Beautiful parks, including Hatherley Park and Cox's Meadow, are nearby for tranquil walks and outdoor enjoyment.

**Important Notice:** These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.

**Digital Staging Disclaimer:** Some images have been digitally staged to illustrate the potential use and furnishing of the space. The digital staging is for illustrative purposes only; no alterations have been made to the permanent fixtures, fittings, layout or structural features of the property. Prospective purchasers should refer to the original photography and satisfy themselves as to the property's condition and appearance.



Approx. Gross Internal Floor Area 475 sq. ft / 44.16 sq. m

Produced by Elements Property





## Cook Residential

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