

# Apartment 45, £775,000\*

(Other charges apply)

RICHMOND

VILLAGES

Part of Bupa

TF



2



EPC - B



## Large Penthouse 2 Bedroom Assisted Living Apartment

Richmond Villages Cheltenham are pleased to offer Apartment 45 for resale. This spacious two-bedroom assisted living apartment offers views over the village gardens. The apartment offers direct lift access to communal facilities including reception, the restaurant, bar & coffee area, library, wellness spa, and numerous terraces.

### Specification

- Spacious open-plan living/dining room with a remote controlled electric fire and Bath stone effect surround, plus double-glazed sliding doors leading to a private balcony overlooking well planted village gardens and established trees.
- Modern fitted kitchenette with laminate worktops, stainless steel sink and drainer, plus built-in appliances including: microwave and fridge.
- Two bedrooms, one with fitted wardrobes and both have en-suite shower rooms.
- En-suite shower room with large shower area and glazed screen. White suite comprising low level WC and wash basin set within a fully fitted vanity unit, featuring a fitted wall mirror, floor-to-ceiling tiles.
- Spacious entrance hall with storage
- Allocated off-road parking space for one car
- Council band: G – Cheltenham Borough Council
- South west-facing orientation
- Well stocked flower borders and lawns maintained by the Village Gardeners.

\*Satellite subscription not included.

Important Notice: These particulars are intended to give a fair and substantially correct overall description. Other fees and charges apply, please contact the Village Advisers for further details. Properties are sold on a 125 year lease and this property has 120 years remaining. CGI imagery is used and is not representative of the property for resale.

01242 474 333

cheltenham@richmond-villages.com

Richmond Villages Cheltenham,  
Hatherley Lane, Cheltenham, Gloucestershire GL51 6PN



# Apartment 45

Third Floor | 118.48m<sup>2</sup> – 1275ft<sup>2</sup>

## Kitchenette

3800mm x 1910mm  
12'5" x 6'3"

## Living Room

7540mm x 6280mm  
24'7" x 20'6"

## Bedroom 1

5760mm x 3650mm  
18'9" x 11'9"

## Shower Room

2500mm x 2120mm  
8'2" x 6'11"

## Bedroom 2

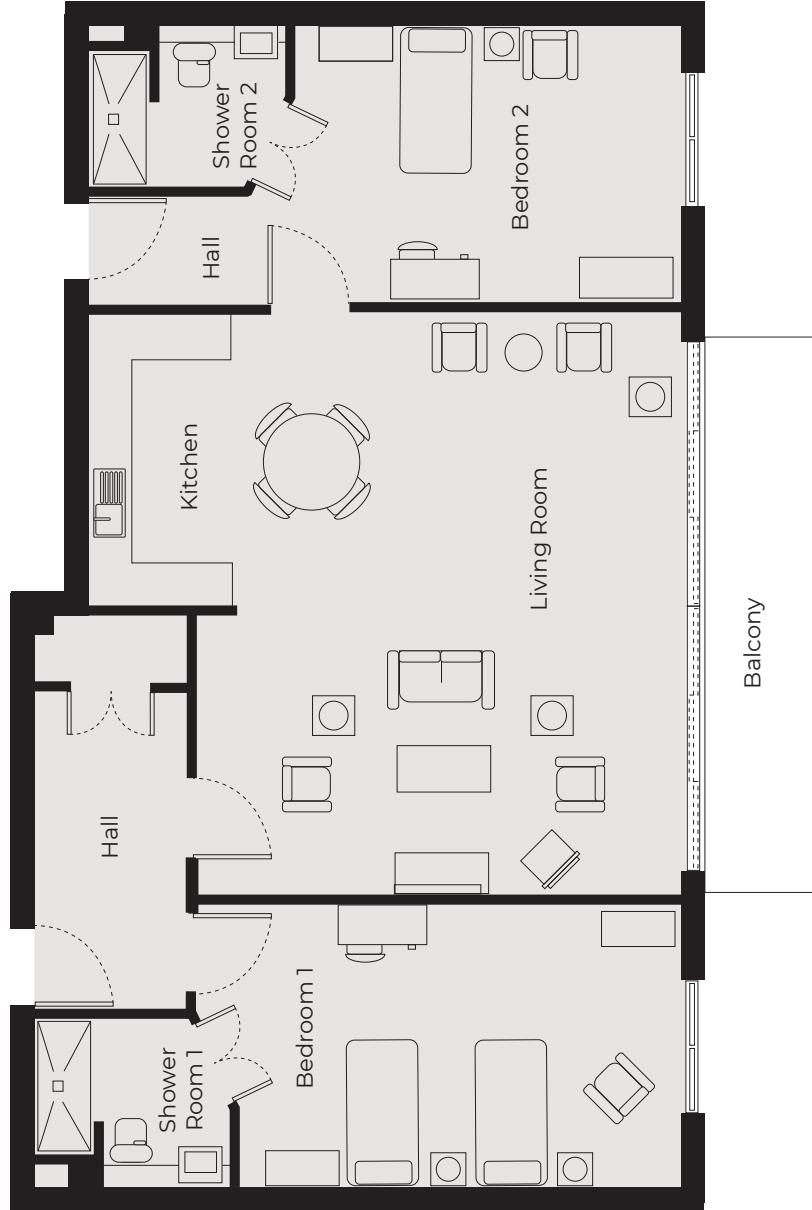
5060mm x 3650mm  
16'6" x 11'9"

## Shower Room

2500mm x 2120mm  
8'2" x 6'11"

## Balcony

7500mm x 1800mm  
24'6" x 5'9"



These particulars are intended to give a fair and substantially correct overall description.

Measurements have been taken at 1500mm skirting height.

All dimensions are approximate. Bedroom measurements include the wardrobe if applicable. Room measurements include bay windows if applicable.

Furniture layout is to give an indicative impression. Although all efforts have been made to ensure its accuracy at time of print dimensions, fixtures, fittings, finishes and specifications are subject to change without notice.

The properties are sold unfurnished.

