

# HUNTERS®

HERE TO GET *you* THERE



## Appleyard Close

Uckington, Cheltenham, GL51 9FF

Asking Price £125,000



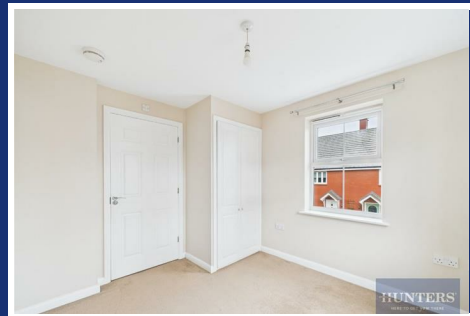
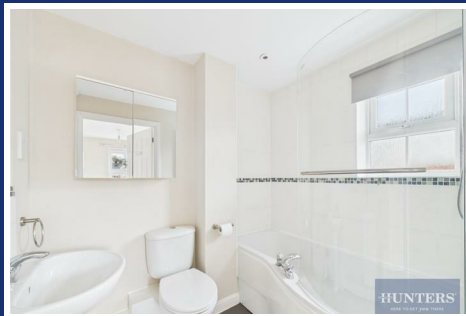
Council Tax: A



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Hunters Estate Agents are delighted to offer this lovely ONE DOUBLE BEDROOM modern FIRST FLOOR apartment with modern fittings and ALLOCATED PARKING SPACE to the sales market with NO ONWARD CHAIN.

This fine property benefits from being on the first floor, which single occupiers may find more secure especially on a warm summers evening with the windows open. The well maintained communal hall has stairs to the first floor where this flat can be found.

The private entrance door leads to an entrance area with storage cupboard. The living room is open plan to the fully fitted kitchen. A door from the living room leads to the good sized bedroom with full ensuite including bath with shower over, sink and wc.

The development is a small collection of one, two and three bedroom homes conveniently located for access to the M5 Motorway, and a vast range of local facilities.

The flat will make a very nice first home or lucrative investment property. The long 990 year lease means you will never have to worry about renewing the lease. We highly recommend this fabulous apartment.

All viewings are accompanied and by appointment only

More Material Information on this property can be found at:

<https://reports.spectre.uk.com/s/ko0IO>

- **A Well Presented One Bedroom First Floor Apartment**
- **Quick Access to Kingsditch Retail Park**
- **Investment Opportunity - Potential Yield of 6.5%+**
- **Lease Remaining: 991 Years**
- **EPC Rating: B (83) | Council Tax Band: A**
- **Popular Modern Development**
- **Excellent First Time Purchase**
- **Services Charges: £130 p/m | Ground Rent: £325 p/a**
- **Gas Central Heating**
- **NO ONWARD CHAIN**

#### **LIVING ROOM**

14'0" x 10'9 (4.27m x 3.28m)

#### **KITCHEN**

9'1" x 6'0 (2.77m x 1.83m)

#### **BEDROOM**

9'11" x 9'1 (3.02m x 2.77m)

#### **BATHROOM**

6'11" x 5'7 (2.11m x 1.70m)

Road Map



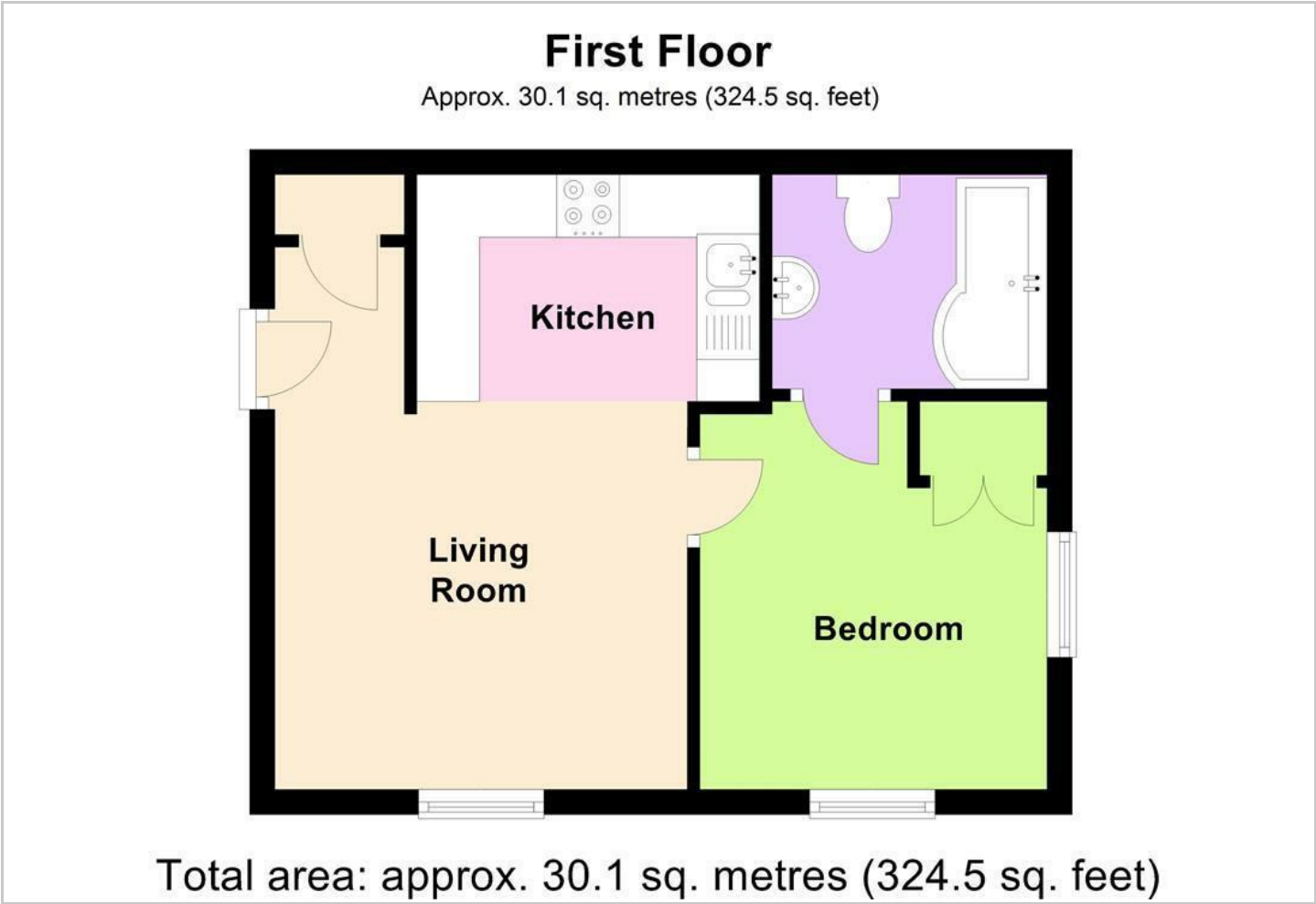
Hybrid Map



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.