



Welland Court Welland Lodge Road

Guide Price £65,000



8 Welland Court Welland Lodge Road

Cheltenham, GL52 3HS

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- No Onward Chain
- 70% Shared Ownership
- Ground Floor Retirement Apartment For The Over 60's
- Two Bedrooms
- Direct Access To Patio Area
- Excellent Public Transport Links Nearby



A well presented **shared ownership** ground floor **retirement apartment specifically designed for the over 60's**, offered to the market with No Onward Chain and enjoying direct access onto a private patio and a beautifully maintained garden. Situated within a well regarded development in a highly convenient location, the property benefits from excellent public transport links, communal facilities and a peaceful setting, making it an ideal choice for those seeking comfortable and low maintenance retirement living.

Entrance Hall: A welcoming entrance hall providing access to all principal rooms along with a useful built-in storage/wardrobe cupboard.

Kitchen: Fitted with a range of wall and base units with complementary work surfaces, inset sink and drainer, tiled splashbacks and space for appliances. The kitchen enjoys a practical layout and overlooks the communal grounds.

Sitting/Dining Room: A bright and generously proportioned reception room offering ample space for both living and dining furniture. A door and large window provide lovely natural light along with direct access onto the patio area and garden. The large fitted display/storage unit within the room can also be included within the sale if desired.

Bedroom One: A comfortable double bedroom with rear aspect window overlooking the gardens and benefiting from a built-in wardrobe/storage area.

Bedroom Two: A versatile second bedroom which could also be utilised as a hobby room or study depending on individual requirements.

Bathroom: Fitted with a suite comprising panelled bath, pedestal wash hand basin and WC with tiled walls and practical accessibility features.

Outside: The apartment enjoys direct access onto a patio area with double outdoor sockets belonging to the property, leading onto the beautifully maintained garden. Residents also benefit from communal parking on a non-allocated basis.

Communal Facilities: The development offers well maintained communal areas along with a communal laundry room featuring industrial washing and drying facilities. Gardening and maintenance of the communal grounds are included within the service charge.

Location: Situated in a highly convenient position with excellent local bus routes nearby, the property offers easy access to Cheltenham town centre, local shops, amenities and healthcare facilities, making it ideal for those wishing to remain well connected without relying on a car.

Additional Details: Please note that this property is marketed at 70% of the market value.

Tenure: Leasehold

Lease Length: Approximately 69 years remaining

Service Charge: Approximately £3503.08 Per annum

Rent: TBC

Council Tax Band: B

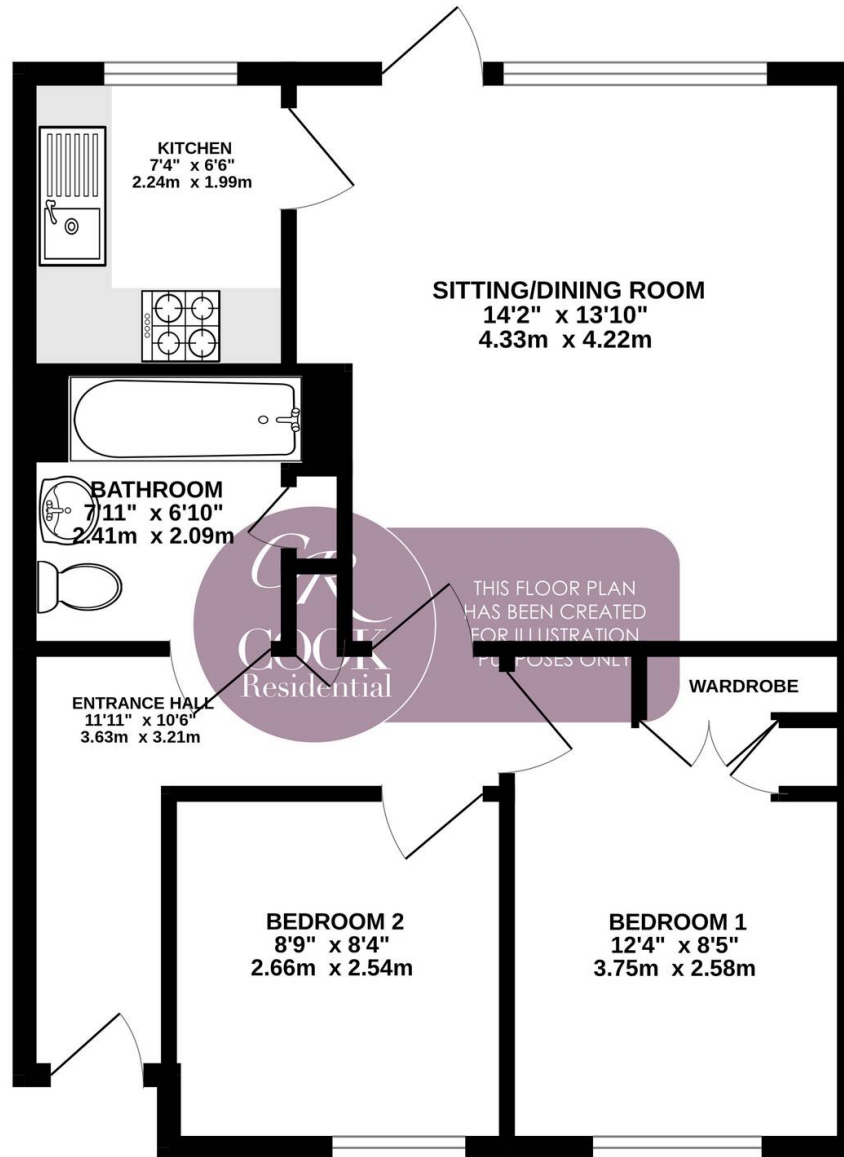
EPC Rating: C

Location: Welland Court is situated in a convenient and well-established position on the cusp of Pittville and Prestbury, offering excellent access to a wide range of local amenities and public transport links. The development is ideally placed for easy access into Cheltenham town centre, whilst also being close to the beautiful Pittville Park, Pittville Pump Rooms, and the scenic walks of Cleeve Hill, an Area of Outstanding Natural Beauty. The surrounding area offers a wonderful balance of convenience and green open spaces, with nearby shops, cafés, healthcare facilities, and regular bus services all within easy reach.

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.



GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 529 sq.ft. (49.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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