

HUNTERS[®]

HERE TO GET *you* THERE



Belworth Court

Cheltenham, GL51 6HQ

Asking Price £166,000



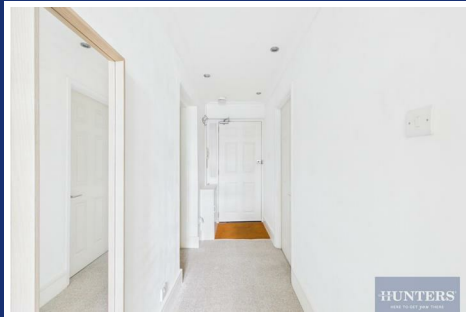
Council Tax: B



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Hunters Estate Agents are delighted to offer this double bedroom ground floor flat for sale in Belworth Court, a renowned development, popular for being equidistant to both Hatherley and Montpellier, also popular with commuters needing access to the M5.

This fine apartment is beautifully presented, making it an ideal choice for first-time buyers looking to step onto the property ladder or savvy investors seeking a lucrative investment opportunity. The accommodation includes:

The well-maintained communal hall gives access to the private entrance hall. The bright and airy living room has an attractive balcony off. The kitchen has been very well maintained and is large for the apartment. The bathroom is equally well appointed with a modern white suite.

Stepping outside the apartment, residents can take advantage of the communal gardens. Additionally, access to town is simple with Montpellier being just a 22-minute walk away (Time/distance taken from google maps) and Cheltenham train station just a short 19-minute walk away ensuring you are never far from amenities, shops, and entertainment options. For more convenient access there is a regular local bus service.

The lease started in 1969 at 999 years leaving over 940 years remaining with an annual ground rent of just £30. There are no outstanding Section 20 notices.

All viewings are by appointment only. Please contact Hunters Estate Agents for further details.

- One Double Bedroom Ground Floor Flat
- Modern White Bathroom Suite
- Balcony
- Perfect Location for Access to M5 Motorway or GCHQ
- Council Tax Band B | Energy Rating (EPC) E
- Fully Fitted Kitchen
- Efficient Rointe Heaters Throughout
- Close to Town
- Free Local On Street Parking
- Tenure - Leasehold with 940+ years remaining

Living Room

11'6" x 19'7" (3.53 x 5.97)

Balcony

9'2" x 3'1" (2.8 x 0.94)

Kitchen

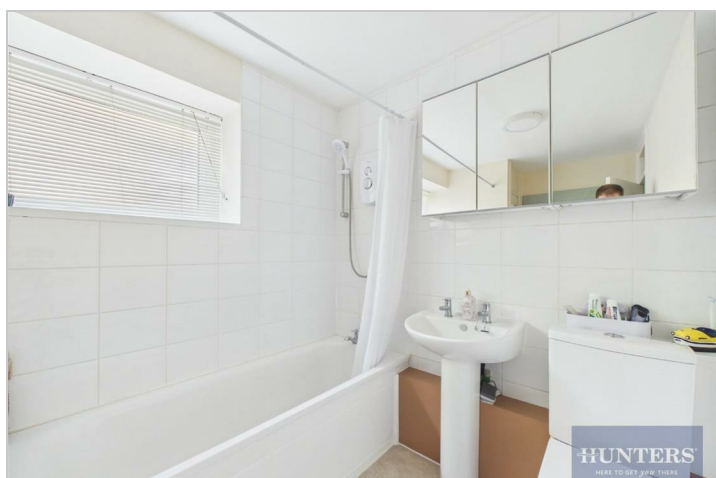
11'1" x 7'8" (3.39 x 2.34)

Bedroom

14'0" x 9'3" (4.27 x 2.84)

Bathroom

10'9" x 6'6" (3.28 x 2.00)



Road Map



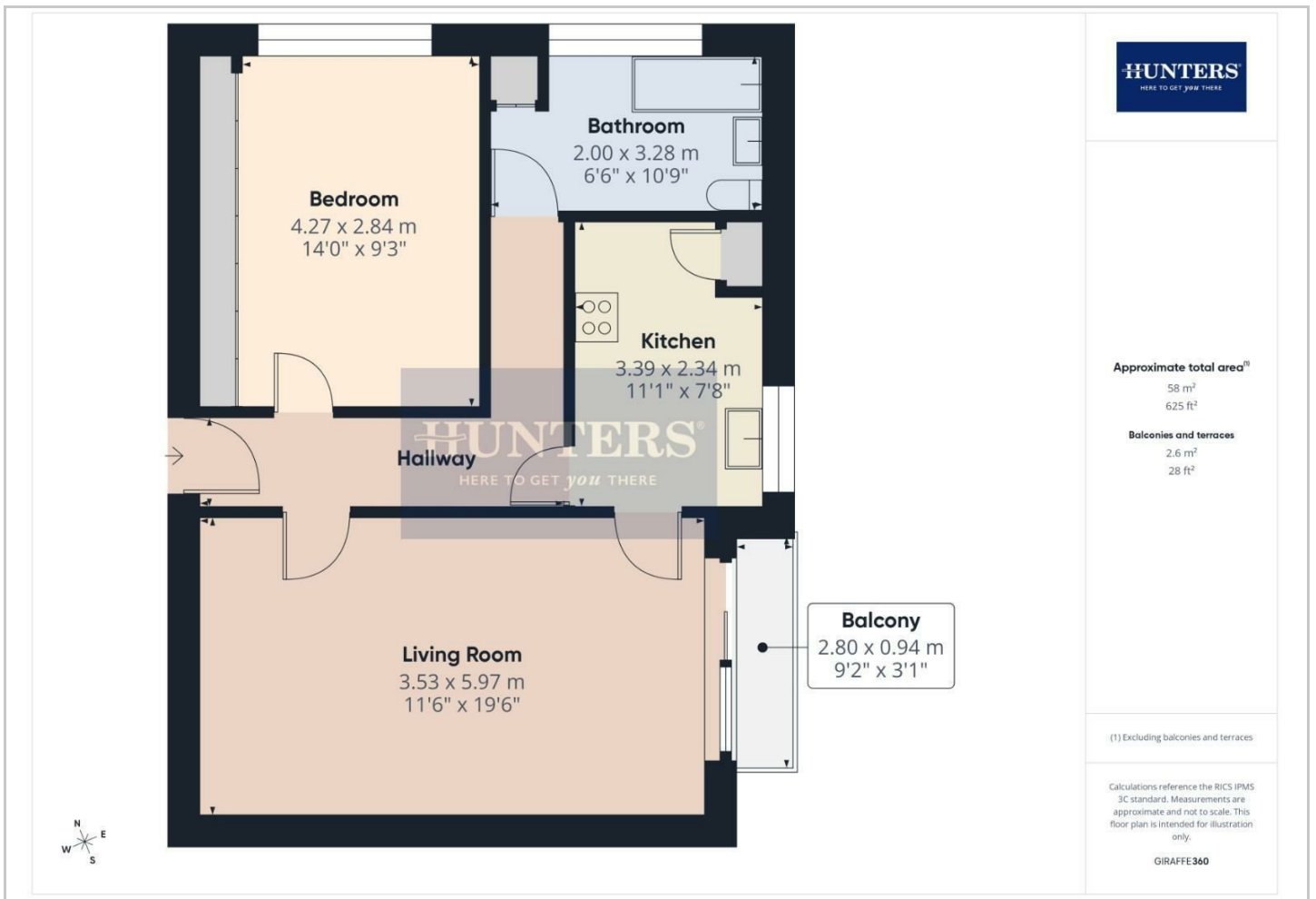
Hybrid Map



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 | | |
| (69-80) C | | 73 |
| (55-68) D | | |
| (39-54) E | 54 | |
| (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.