

# HUNTERS<sup>®</sup>

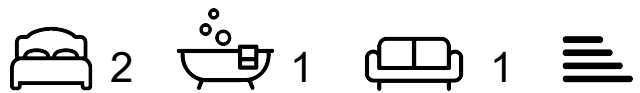
HERE TO GET *you* THERE



## Evesham Road

Cheltenham, GL52 3JW

Asking Price £199,950



Council Tax: C



# Thoresby, Evesham Road

Cheltenham, GL52 3JW

Asking Price £199,950



Hunters Estate Agents are delighted to present this outstanding two-bedroom first floor apartment complete with a private garage and allocated off-road parking to the sales market. This highly desirable property is offered with a new 999-year lease to be started on purchase.

This fine property is being offered for sale with no onward chain and requiring some cosmetic updating throughout. The accommodation is very well laid out and offers the following:

The flat is found on the first floor. The private entrance gives access to an entrance hall central to all the accommodation. Bedrooms one and two both have fitted storage and south/west facing windows creating a nice light disposition. The bathroom is well appointed with bath and separate shower cubicle. At the centre of the apartment is the large living room that benefits from a south/west facing balcony, ideal for some afternoon sunbathing. Off the living room is the kitchen, generous in size for an apartment and well-appointed with fitted appliances.

Outside, the property continues to excel with beautiful and immaculately managed grounds surrounding the building. There is allocated parking and an additional private garage.

Thoresby is a stunning detached Regency era Villa located just North of the town centre in the heart of the Pittville district. To the rear of the building, there are 16 fabulous apartments set in the grounds of the Villa.

This superb property has neighbours including the famous Cheltenham Racecourse and the ever-popular Pittville Park, an award winning 82-acre park containing playgrounds, the famous Pittville Pump Rooms, a permanent coffee shop, a boating lake & an aviary. The park is also host to a variety of activities including early morning fitness groups and the regular Saturday morning park run.

Further Material Information on this property can be found at:

<https://reports.spectre.uk.com/s/UV6tR>

Highly recommended with all viewings accompanied and by appointment only.

- Two Bedroom First Floor Apartment
- Private Garage and Off Road Parking
- Fitted Kitchen
- Close to Pittville Park / Local Bus Stop
- Council Tax Band C | Energy Rating (EPC) tbc
- South/West Facing
- Next To Cheltenham Racecourse
- Bathroom With Separate Shower
- Requires Cosmetic Upgrading - No Onward Chain
- Tenure - Leasehold at £1100 per annum Management Charges

### Living Room

17'10" x 16'6" (5.46 x 5.04)

### Kitchen

9'5" x 9'9" (2.88 x 2.98)

### Bathroom

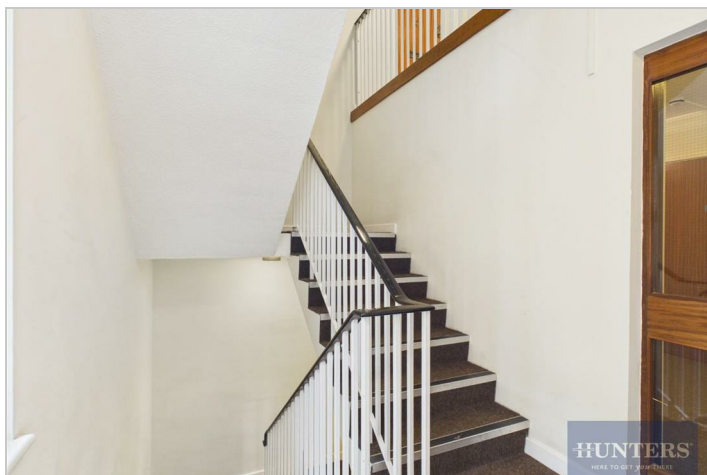
5'5" x 7'10" (1.66 x 2.39)

### Bedroom One

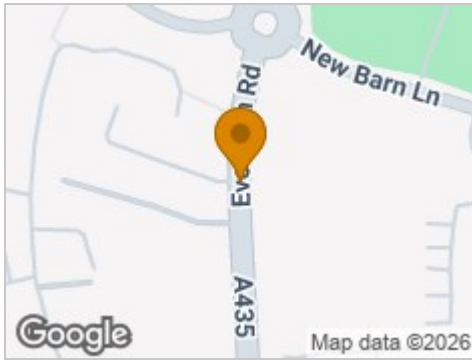
9'6" x 10'2" (2.92 x 3.10)

### Bedroom Two

10'5" x 7'3" (3.18 x 2.21)



## 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 |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| <b>England &amp; Wales</b>                  |   | 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.