HUNTERS®

HERE TO GET *you* THERE

Sheldons Court

Winchcombe Street, GL52 2NN

Guide Price £183,000

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Council Tax:

Sheldons Court

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Hunters Estate Agents are delighted to offer for sale, this lovely purpose built two bedroom second floor apartment, complete with private underground parking and no onward chain.

This fine property sits in the heart of Cheltenham's vibrant town centre with easy pedestrian access to all the features of this wonderfully gentrified town. Leave the property and walk in any direction and you will be met with a vast array of shops, cafe's, bars and endless entertainment centres including two multiplex cinemas, two theatres and much much more.

The flat is set on the second floor with well-maintained communal areas. There are stairs and a lift servicing all floors. The property offers the following accommodation:

Inside
The property has an 'L' shaped inner hallway allowing access to all rooms. The 15' living room has double French doors to a secure Juliet balcony with views towards the town. The kitchen is well appointed and faces east. Bedrooms one and two are both large enough to host a double bed, with bedroom one benefitting from fitted wardrobes. The high gloss white bathroom has a bath wc and basin. There are two built in storage cupboards in the entrance hall.

Outside
Underneath this impressive building is an underground secure parking facility. This property has one allocated space, a major benefit for a property so central to town.

Summary
This outstanding property offers exceptional value for money. Modern buildings tend to be excellent for budgeting costs with a low maintenance program compared to older buildings, hence the very reasonable service charge costs which include lift maintenance. Most town centre flats only have permit street parking, with town centre parking spaces trade for £20,000 on the open market - making this property an absolute bargain.

These flats are ideal for a wide range of buyers from first time buyers to landlords to retirees looking for low maintenance and maximum enjoyment.

A viewing is highly recommended by Hunters

Tel: 01242 528500

- **Large Two Double Bedroom Flat in Central Cheltenham**
- **Large 15' Living Room**
- **Modern Bathroom and Kitchen**
- **No Onward Chain**
- **Council Tax Band C | Energy Rating (EPC) C**
- **Secure Underground Parking**
- **All Electric Low Energy Heating**
- **Close to Town Centre**
- **Service Charge - £158.33/Month**
- **Tenure - 999 Year Leasehold Starting on 01/01/1998**

LIVING ROOM
14'11" x 10'9" (4.55 x 3.28)

KITCHEN
11'5" x 6'6" (3.48 x 1.98)

BEDROOM 1
12'2" x 8'10" (3.71 x 2.69)

BEDROOM 2
8'10" x 7'0" (2.69 x 2.13)

BATHROOM
6'11" x 6'1" (2.11 x 1.85)

Road Map

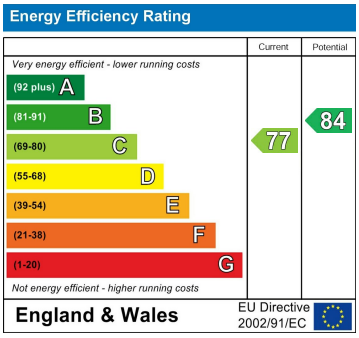
Hybrid Map

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.



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.

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