



11 Corinne Court, Sotherby Drive, Cheltenham, GL51 0FW
£150,000 Leasehold

A modern ground floor 2 bed flat in a purpose built block situated in an ideal location easily accessible to the M5, railway station and the town centre.

The property has a spacious entrance hall, sitting room with space for dining and a modern kitchen and bathroom. Allocated parking. Ideal first time buy or buy to let,

£150,000 Leasehold



Communal security entry system, entrance door leading to entrance hall.

Entrance hall

Laminate flooring, cloaks cupboard, single panel radiator, doors off.

Sitting room

5.08m x 4.44m (16'8" x 14'7")

Door and window to front with Juliet balcony, laminate flooring, TV point, Phone point, cupboard housing gas fired

boiler supplying domestic hot water and central heating.

Kitchen

3.92m x 1.58m (12'10" x 5'2")

Modern range of eye and base level units with roll edge worktops and tiled splash backs. Single drainer stainless steel sink unit with mixer tap attachment over and cupboard under. 4 ring gas hob, cooker hood over double oven. Appliance space and plumbing for washing machine and

dishwasher, Window to side, ceramic tiled floor.

Bedroom 1

3.6m x 2.55m (11'10" x 8'4")

Window to front, single panel radiator.

Bedroom 2

4.14m x 2.55m (13'7" x 8'4")

Window to front, single panel radiator.

Bathroom

2.72m x 1.59m (8'11" x 5'3")

Suite comprises panelled bath with tiled splash back and shower over, low flush WC, pedestal wash hand basin, tiled splash back and extractor fan, single panel radiator and tiled floor.

Outside

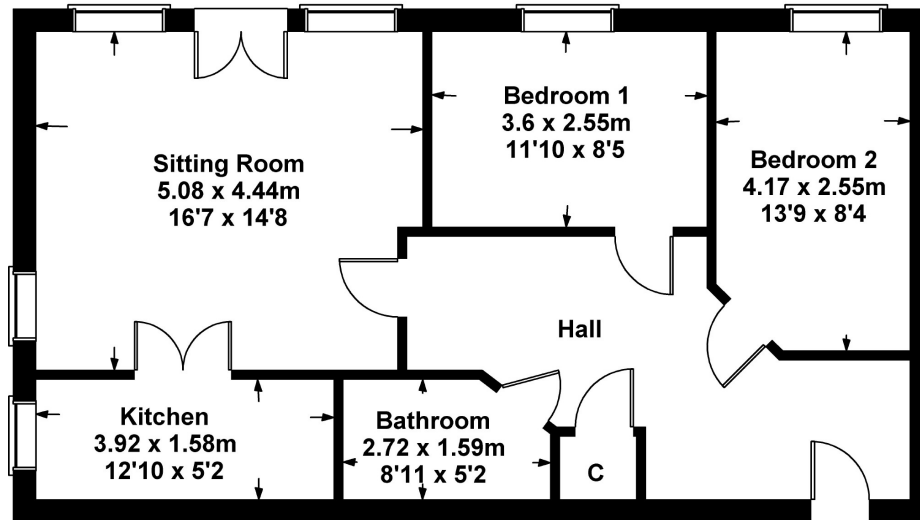
Allocated parking for one car.

HMT has not tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



11 Corine Court, Southerby Drive

Approximate gross internal area 759 sq ft - 71 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2017



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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