



PETER BALL & CO.
ESTATE AGENTS

GREENWAY LANE, CHARLTON KINGS, CHELTENHAM GL52 6LA

£160,000

- Over 55s Retirement Property
- First Floor Apartment
- Close To Amenities
- Two Bedrooms
- Kitchen/Breakfast Room
- No Onward Chain
- Communal Gardens & Parking
- Estate Manager Assisted

PROPERTY DESCRIPTION

Tucked away in a private and secluded retirement development close to local amenities is this two-bedroom, first floor, purpose-built apartment. The light and spacious living accommodation is immaculately presented throughout and in brief comprises; generous entrance hallway providing access to all rooms with airing and storage cupboards, a bathroom and separate cloakroom with white suite. Double doors lead into the bright and spacious living room with views across the gardens. The fully integrated kitchen/breakfast room overlooks the communal grounds at the front and is fitted with a modern galley style kitchen. Both bedrooms have windows to the rear, south facing aspect. The beautifully maintained and well stocked gardens provide a tranquil setting for its residents. Communal and guest parking is available.



Additional on site amenities include communal lounge, laundry and guest suite. The estate manager and 24 hour emergency helpline ensure round the clock support whilst residents maintain their independence. The property further benefits from electric heating and double glazing throughout. Offered to the market with NO ONWARD CHAIN this property is an excellent example of a retirement apartment in Charlton Kings and viewing comes highly recommended.

SITUATION

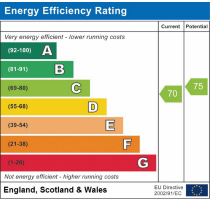
Charlton Kings is a village ideally located towards the east of Cheltenham, the Centre for the Cotswolds. The area of Sixways offers a good range of services, some of which include, doctor's surgery, chemist, optician and chiropodist. Main roads to London and Oxford (A40), Bath (A46) and Cirencester (A435) all run through Cheltenham providing good connections along with a bus route to the town centre.

DIRECTIONS

Leave our Peter Ball & Co office on the London Road towards Oxford. Turn left at the Six Ways junction into Greenway Lane and left again after a few hundred yards into Home Farm Court, where the property will be found on the left hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band B.
Management Agent - Anchor Trust Retirement Homes.
Leasehold - 90 Years Remaining.
Service Charges; £150.50 Per Month. Ground Rent Inclusive.



Viewing by appointment with your local office of

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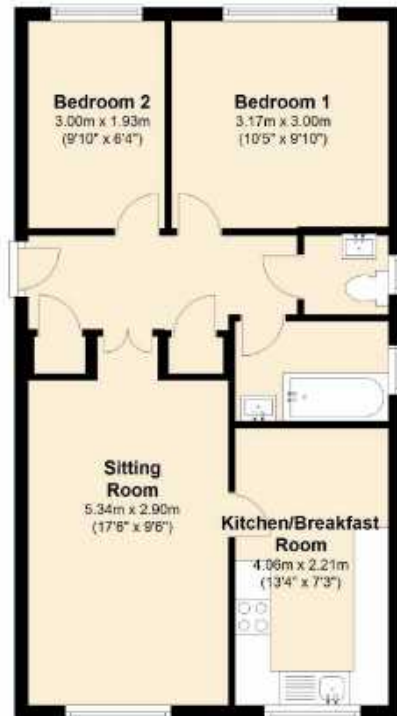
Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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.



First Floor

Approx. 51.7 sq. metres (556.6 sq. feet)



Total area: approx. 51.7 sq. metres (556.6 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.