PETER BALL & CO.
ESTATE AGENTS

COMMERCIAL STREET, LECKHAMPTON, CHELTENHAM GL50 2AJ

£140,000

- Over 60's Retirement Apartment
- First Floor
- Modern Kitchen
- Living/Dining Room
- Communal Lift
- Communal Lounge
- Communal Gardens & Parking
- No Onward Chain

PROPERTY DESCRIPTION

A prestigious, one bedroom, first floor retirement apartment for the over 60's, designed by Pegasus Homes presented in very good condition throughout and situated in a convenient location, just a short stroll from the popular Bath Road with good local shopping amenities and a friendly atmosphere. The entrance hall has doors leading to the living room, bedroom, bathroom and airing cupboard housing the boiler. The living room has a feature electric fireplace with painted wooden surround, door to the kitchen and window and door leading to the Juliette balcony which over looks the entrance to Jubilee Court. The modern fitted kitchen has matching eye level and base units, stainless steel single bowl sink with mixer tap, five ring electric hob, eye level "Indesit" oven, tiled splashbacks, vinyl flooring and sash window to the side aspect. The double bedroom has a sash window to the front aspect, built-in double wardrobe and door to a cupboard. The bathroom has a three piece white suite with a vanity unit under and above, bath with shower over, wall mounted heater, ceiling extractor fan, fully tiled walls and vinyl flooring. The property is heated by night storage heaters, in addition there is a lovely communal lounge, laundry facilities, lift, house manager and a guest suite for your guests to stay in overnight accommodation at a nominal charge. Outside there are well tended communal gardens and a communal car park. No Onward Chain.

SITUATION

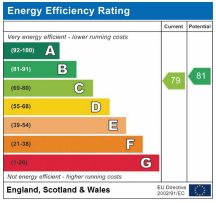
Leckhampton is a quiet 'leafy' residential area situated just to the south of Cheltenham Town Centre. The area has a mix of property styles and types but is made up of predominantly Victorian and Edwardian homes. Bath Road has an excellent array of local shops, including a butchers, greengrocers and bakers. The area has several excellent primary schools and good bus services to the Town Centre.

DIRECTIONS

Leave our Leckhampton office via the Bath Road towards the town centre. Turn left onto Suffolk Road and left onto Great Norwood Street. Turn first left onto Gratton Street and at the end turn left onto Commercial Street. Jubilee Court can be found on the right.

ADDITIONAL INFORMATION

Cheltenham Borough Council. Tax Band C.
Tenure: Leasehold 110 years remaining on lease.
Service Charge: £1,330.85 every 6 months
Management Company: First Port
Ground Rent: £174.50 every six months to
Estates and Management Ltd.



Viewing by appointment with your local office of

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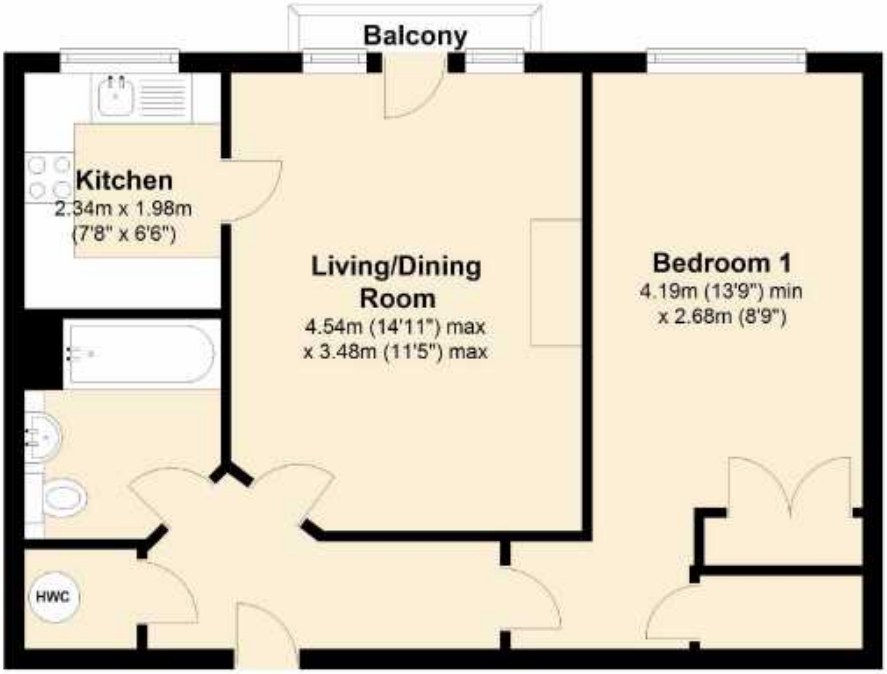
Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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. 47.5 sq. metres (511.6 sq. feet)



Total area: approx. 47.5 sq. metres (511.6 sq. feet)

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