



# Imperial Court

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Imperial Lane, Cheltenham, GL50 1PQ

£265,000 Leasehold

**A good size 2 bedroom, second floor apartment with secure gated parking just off the Promenade.**

APPROX 850 SQUARE FEET • no onward chain • entrance hall • open plan living/dining area • kitchen • 2 double bedrooms • 2 bath/shower rooms • lift • allocated parking space • communal gardens • electric heating • double glazing

## Description

A very well presented 2 bedroom apartment, situated in this prime location just a few hundred yards from Montpellier and the Promenade. The property is accessed via a secure entrance with lift to all floors. The accommodation includes entrance hall, open plan living/dining room, kitchen with a range of integrated appliances, 2 good size bedrooms, and 2 bath/shower rooms, the master with en suite and fitted wardrobes. Outside, there are well tended communal gardens and a secure allocated parking space. The property further benefits from electric heating, double glazing, and is offered for sale with no onward chain.

## Further Information:

**Lease** 999 year lease from February 2003. **Service Charge** Approx. £3500 per year. **Ground Rent** Approx £200 per year. **Freeholder** Proxima GR Properties Limited. **Management Company** Firstport. **Short Term Lets** Not permitted. **Pets** Only with permission from Firstport.

**Local Authority** Cheltenham Borough Council. **Tax Band** C. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Electric. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



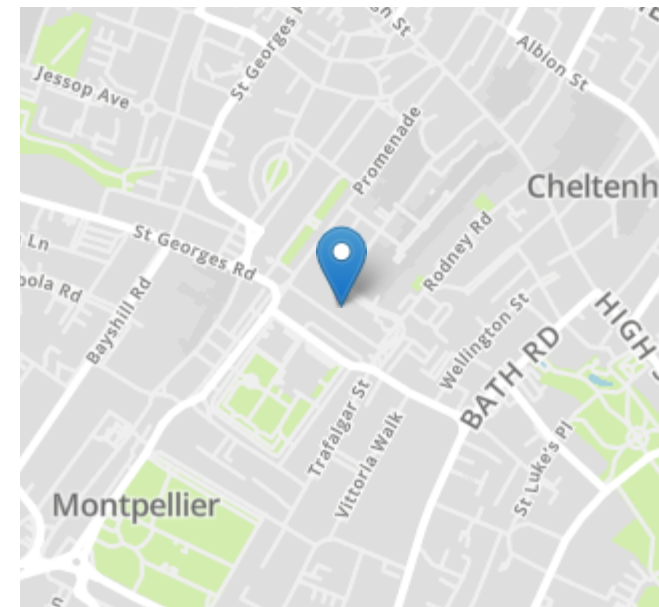
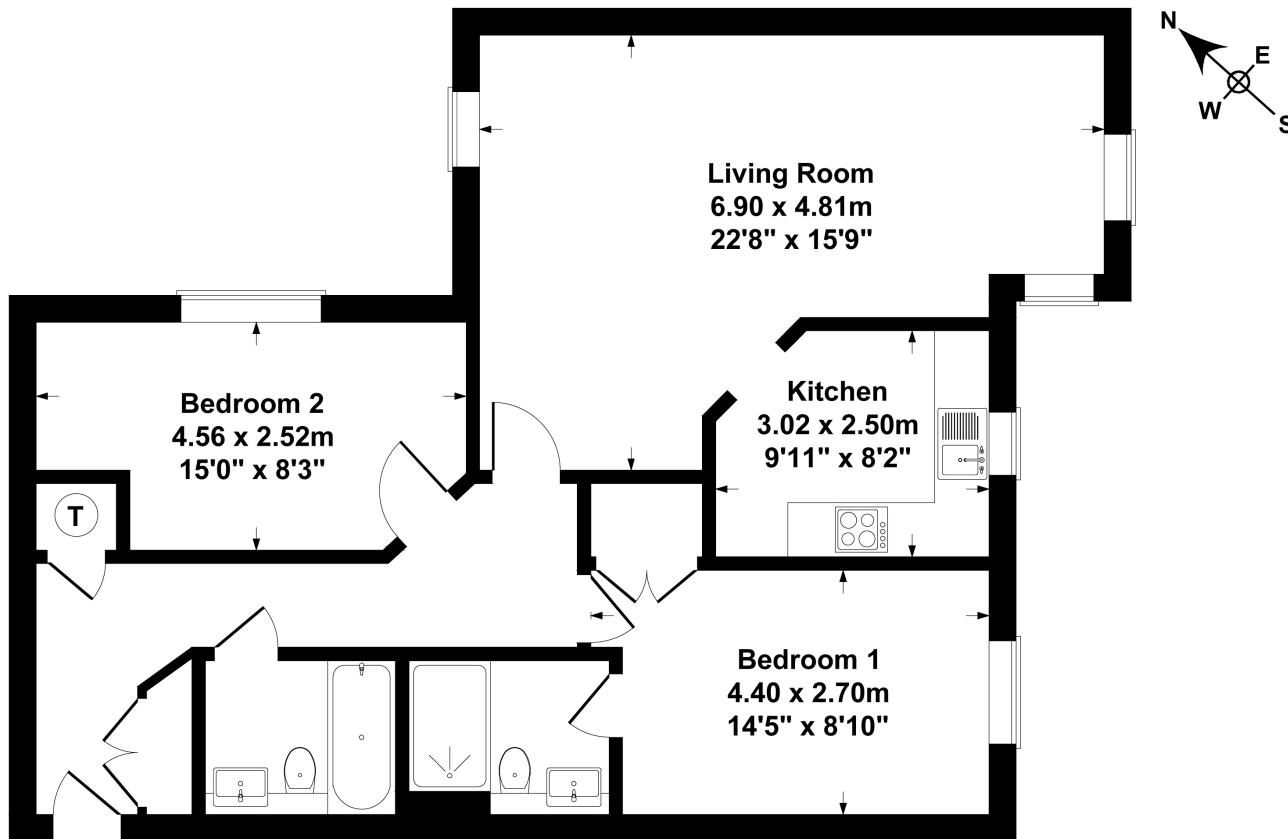


### Situation

Imperial Lane is situated just a short walk from the town centre, Montpellier, Sandford Park, the hospital and the Lido. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.



Approximate Gross Internal Area - 79 sq. metres (847 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company

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