



Sandford Court

Sandford Court

Humphris Place, Cheltenham, GL53 7FA

£375,000 Leasehold

A beautifully presented 2 bedroom, first floor apartment, set in the glorious grounds of this exclusive gated development.

NO ONWARD CHAIN • reception hall • living/dining room • kitchen • 2 double bedrooms • 2 luxury bath/shower rooms • underfloor heating & double glazing • residents & visitor parking • security entry system • communal gardens • exclusive use of balcony

Description

A luxury 2 bedroom purpose built apartment, built by Berkeley Homes approx. 10 years ago. The beautifully presented accommodation includes a secure communal entrance, reception hall with entry system, living/dining room with doors opening to the balcony, kitchen with a range of quality integrated appliances, 2 double bedrooms, and 2 luxury bath/shower rooms (the master with en suite). Outside, there is both residents and visitor parking spaces (1 allocated for each) all set within secure, well tended grounds. The property further benefits from underfloor heating, double glazing, and is offered for sale with no onward chain.

Further Information:

Lease 125 years from 1 March 2014. **Service Charge** £2,300.00 per year.

Ground Rent £200.00 per year. **Freeholder** Berkeley Homes (Oxford And

Chiltern) Limited. **Management Company** Cambray Property

Management. **Short Term Lets** Not Permitted. **Pets** Not Permitted.

Local Authority Cheltenham Borough Council. **Tax Band** D. **Electricity**

Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating.

Broadband Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.





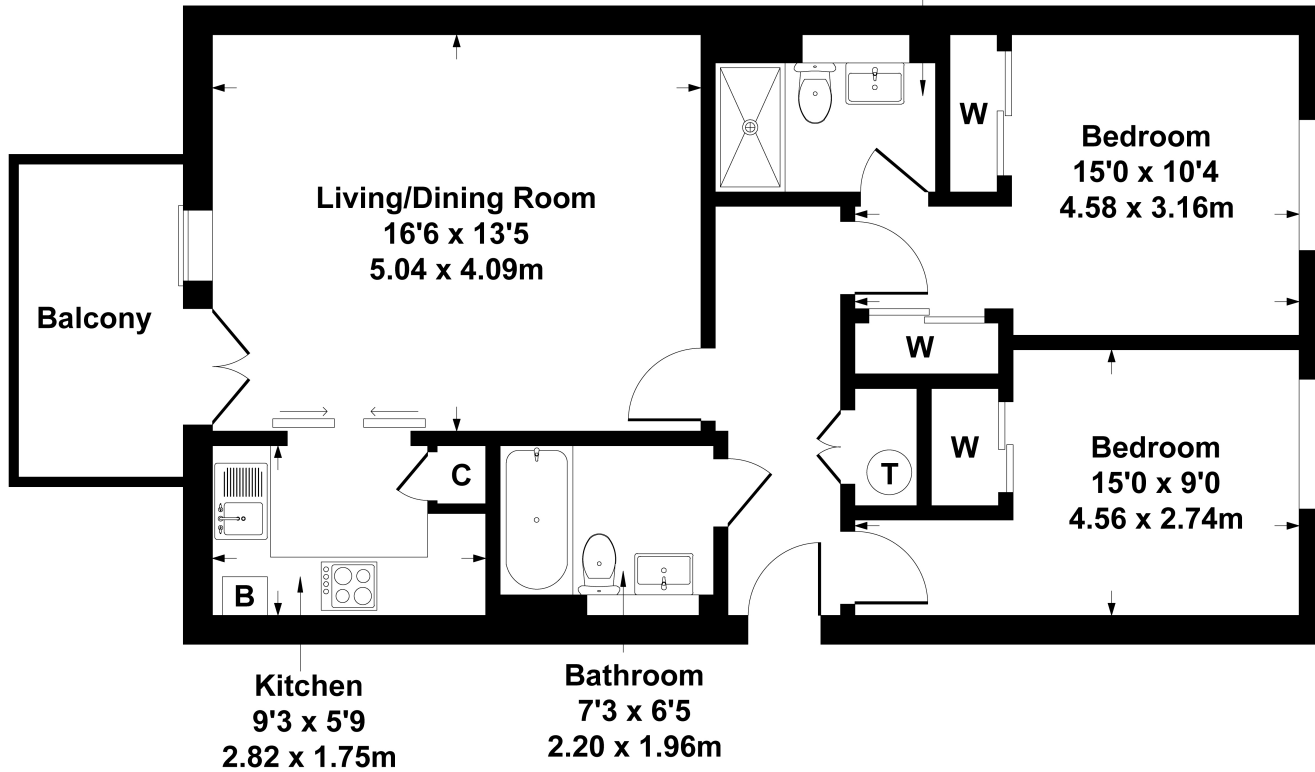
Situation

Located close to Old Bath Road and Sandford Road, Sandford Court is an exclusive gated development. A premier central location, close to fashionable bars, restaurants (including The Ivy Montpellier Brasserie), boutiques, and Montpellier Gardens. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at Prestbury Park Racecourse famed for the annual Cheltenham Festival. Cheltenham is also host to the music, jazz, science, and literature festivals.

6 Sandford Court

Approximate Gross Internal Area
721 sq ft - 67 sq m

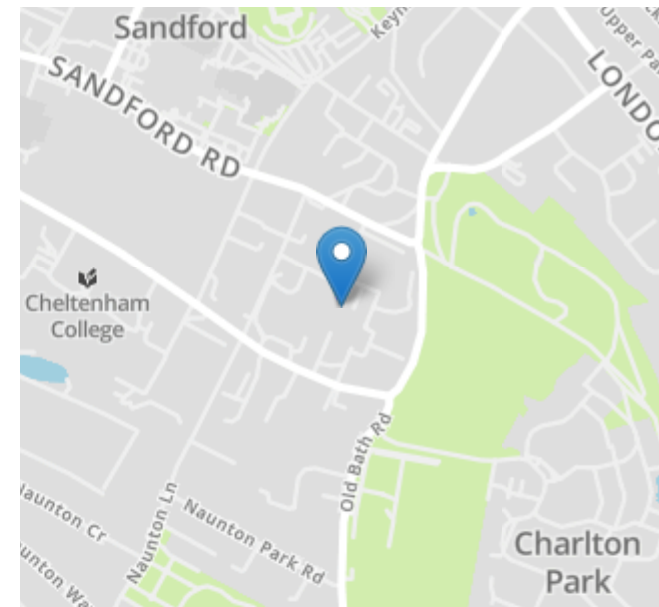
Shower Room
7'5 x 5'4
2.27 x 1.62m



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. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.