



College Lawn



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Hammond Court, College Lawn, Cheltenham, GL53 7AF

£319,950 Leasehold Share of Freehold

A well presented ground floor, duplex apartment with garage and paved terrace, located within easy walking distance of the town centre.

GARAGE • entrance hall • living room • kitchen/dining room • utility cupboard • 2 double bedrooms • bathroom • paved terrace • garage • gas central heating and double glazing • sought after location • walking distance to the town centre

Description

A wonderful opportunity to purchase this much loved 2 double bedroom ground floor apartment, arranged over 2 floors and set within a sought after, leafy location just a short stroll from the town centre. This desirable apartment offers well proportioned accommodation throughout to include an entrance hallway with useful understairs storage; a welcoming living room with double doors to the pretty paved terrace; and an attractive kitchen with built-in oven and hob, further appliance space, and opening into the dining area, providing a lovely sociable space, ideal for entertaining. On the first floor landing is a large utility/laundry cupboard housing the washing machine and ceiling mounted clothes airer. There are 2 double bedrooms, both with built-in wardrobes, and a modern refitted bathroom located on the second floor. Externally, there is the lovely terrace area, beautifully manicured mature communal grounds, and a garage.

Further Information:

Lease 999 years as of March 2012 - Share of Freehold. **Service Charge** £1680.00 per year. **Freeholder** Hammond Court (Cheltenham) Management Company Ltd. **Management Company** Agent HML. **Pets** Via written request to HML. **Short Term Lets** Not permitted.

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





Situation

Hammond Court is located opposite the picturesque Cheltenham College playing fields, and it's within walking distance of fashionable bars, restaurants (including The Ivy Montpellier Brasserie), boutiques, Montpellier Gardens, Sandford Park, and the town centre. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.

