



Morris Walk



# Morris Walk

Pilgrove Way, Cheltenham, GL51 0SQ

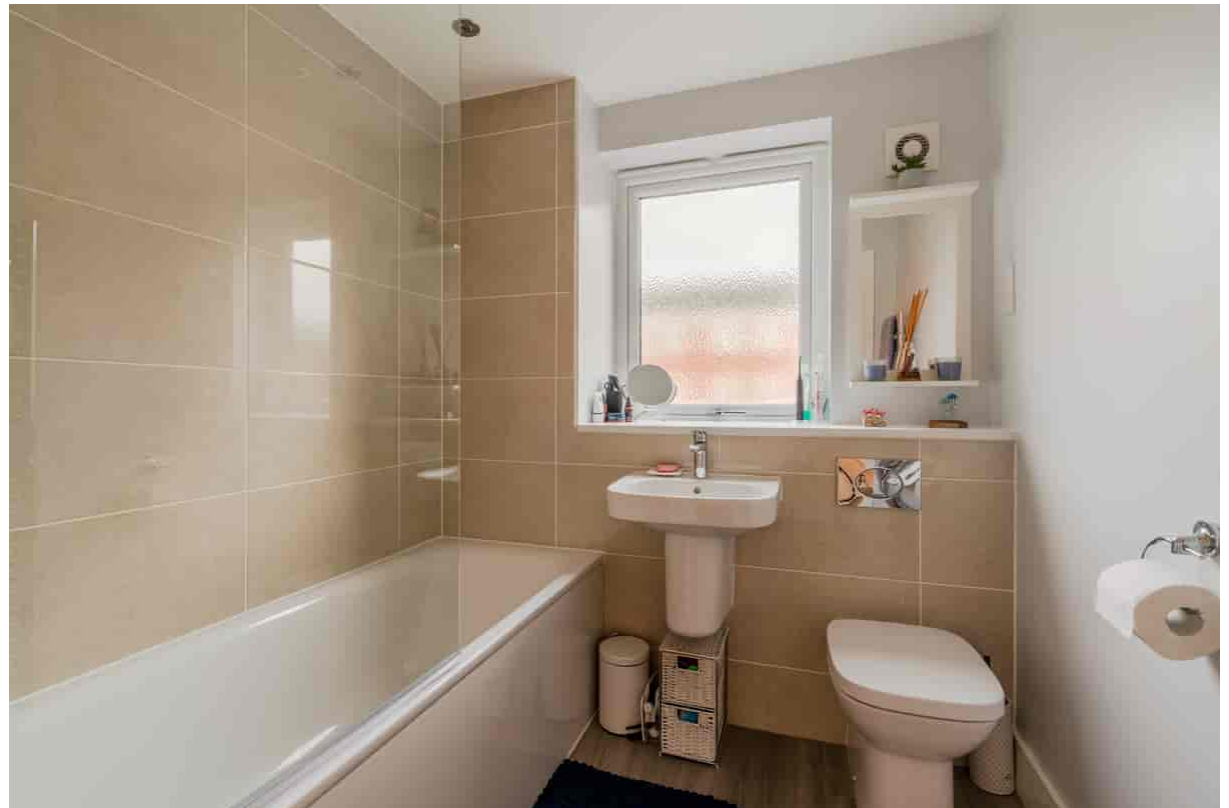
£195,000 Leasehold

**A well presented, 2 double bedroom, first floor apartment with allocated parking.**

FIRST FLOOR APARTMENT • entrance hall • open plan kitchen/dining/living room • 2 double bedrooms • modern bathroom • gas central heating & double glazing • allocated parking • shared bike store • 5 years left on new build warranty • excellent motorway access

## Description

This modern, upper floor, apartment, built approximately 5 years ago by Newland Homes offers contemporary open plan living. The well presented accommodation offers easy maintenance and includes a reception hall, kitchen/dining/living area with a stylish kitchen having matching white high gloss storage cupboards and integral appliances, 2 good size double bedrooms (the principle bedroom with built-in wardrobes), and a modern bathroom. The apartment benefits from an allocated parking space, communal bike storage, 5 years remaining on a new build warranty, double glazing, and gas central heating. Cheltenham Borough Council Tax Band B; Lease 999 years from 2019; Service Charge £85 per month; Ground Rent £150 per annum.



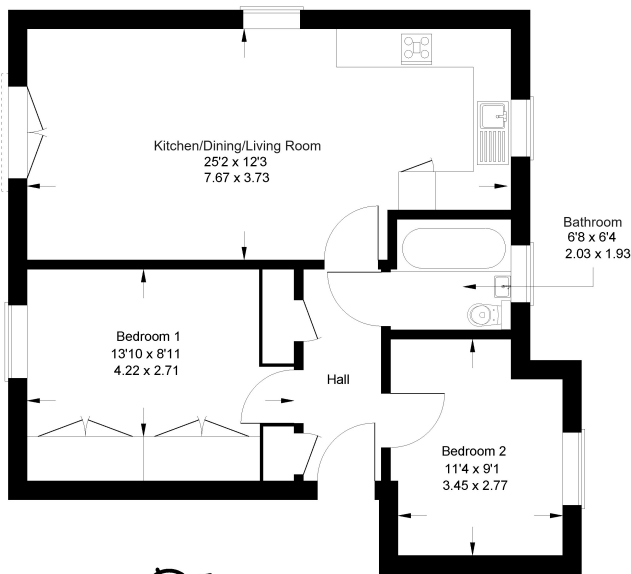


### Situation

A convenient location close to excellent road links, major employers, and the town centre. 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.

## 12 Morris Walk, Pilgrove Way

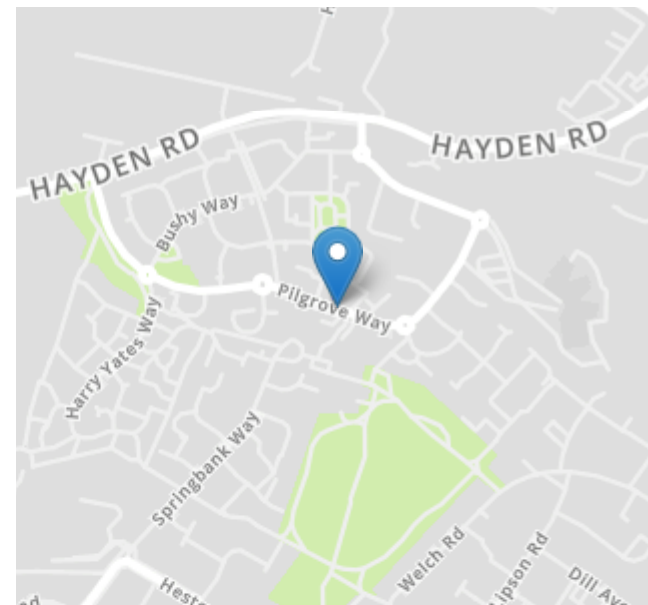
Approximate Gross Internal Floor Area = 61.73 sq m / 664 sq ft



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 Energy Assessment Services 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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