



Cedar Court



Cedar Court

Humphris Place, Cheltenham, GL53 7FB

£375,000 Leasehold

A beautifully presented, 2 bedroom, ground floor apartment situated in this secure over 55s development.

NO ONWARD CHAIN • secure communal entrance • reception hall • living/dining room • kitchen • utility cupboard • 2 double bedrooms • 2 bath/shower rooms • enclosed sun terrace • allocated parking space • communal gardens • communal drawing room & terrace

Description

A purpose built 2 bedroom apartment situated within this attractive gated development close to the centre of Cheltenham. The very well presented accommodation which has recently been re-decorated and re-carpeted includes a generous reception hall, open plan living/dining and kitchen area, 2 double bedrooms, and 2 bath/shower rooms (the master bedroom with ensuite). In addition, there is a good amount of storage space and a utility cupboard. Externally, there is an enclosed sun terrace, well tended communal gardens, and an allocated parking space with additional parking for visitors. The apartment further benefits from gas central heating (underfloor), double glazing, and is offered for sale with no onward chain.

Further Information:

Lease 999 years from January 2014. **Service Charge** £2400 per year.

Ground Rent £250 per year. **Estate Service Charge** £782.02 per year. **Management Company** Cambray Property Management. **Minimum Age** 55 years.

Local Authority Cheltenham Borough Council. **Tax Band** D. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating.

Broadband Not connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



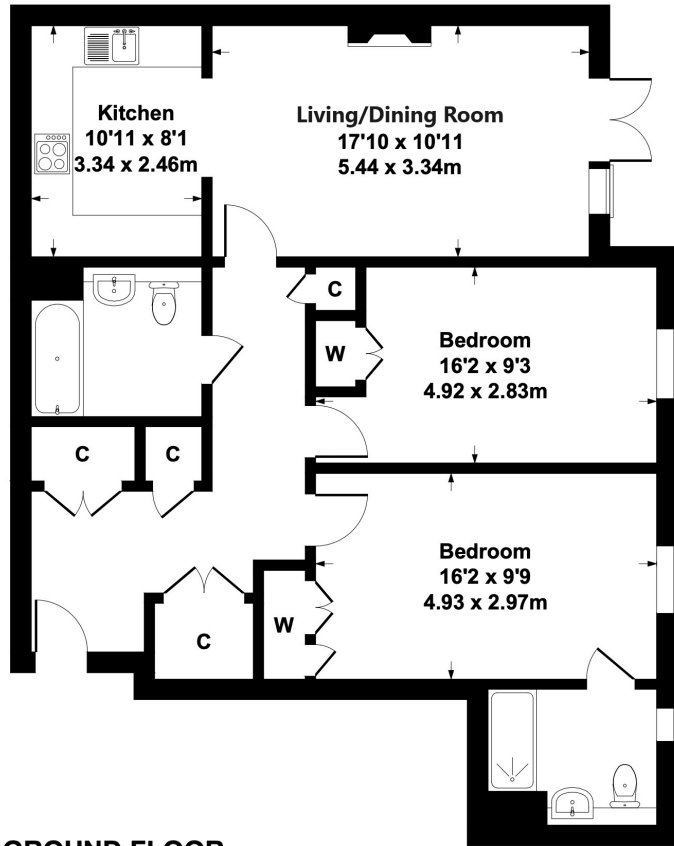


Situation

Located close to Old Bath Road and Sandford Road, Cedar Court is an exclusive gated development of just 28 two and three bedroom apartments, designed with retirement in mind. 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.

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Approximate Gross Internal Area
926 sq ft - 86 sq m

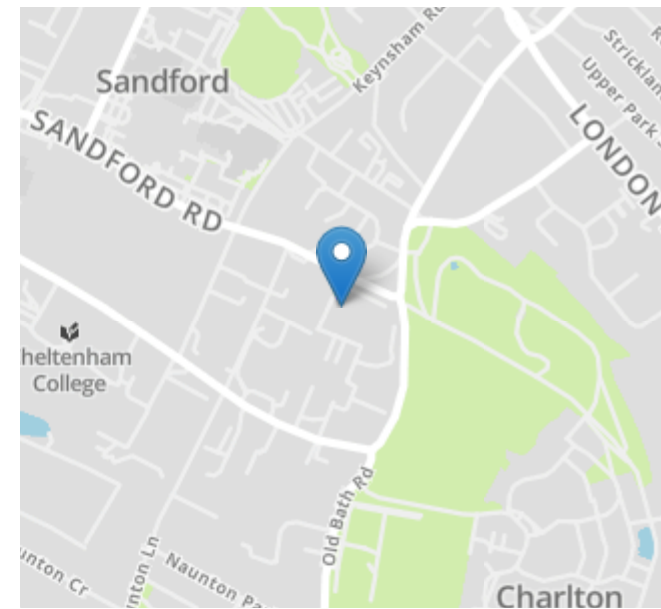


GROUND FLOOR

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. 2024



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

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