



Hatherley

 Nick
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ESTATE AGENTS

Hatherley

Hatherley Hall, Hatherley Road, Cheltenham, GL51 6EQ

£99,950 Leasehold

A 1 bedroom, ground floor, over 60s apartment with residents parking, situated close to a bus route and excellent amenities.

NO ONWARD CHAIN • living/dining room • kitchen • double bedroom • bathroom • electric heating • double glazing • communal gardens • residents parking

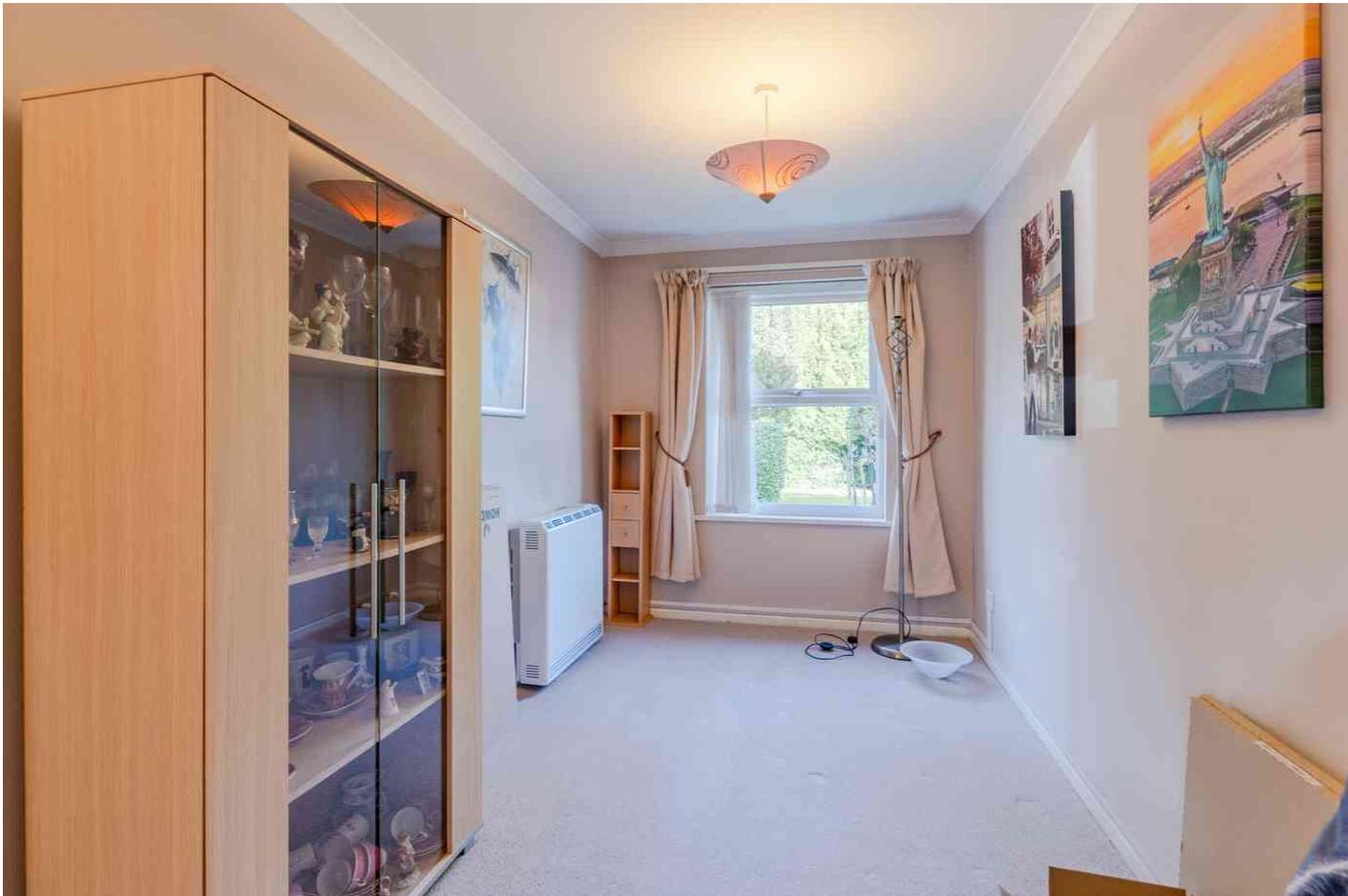
Description

A very well presented retirement apartment, situated on the ground floor of this popular development. The accommodation includes a good size living/dining room, a double bedroom, and a bathroom. Outside, there are well tended communal gardens and residents parking on a first come first served basis. The apartment further benefits from electric heating, double glazing, and is offered for sale with no onward chain.

Further Information:

Lease 99 years from 1972. **Ground Rent** currently £20.00 per year. **Service Charge** currently £1440 per year (due to be reviewed March 2025). **Managing Agent** Cambray Property Management. **Pets** No. **Short or Long Terms Lets** No. **Age Restriction** Over 60s only. **Local Authority** Cheltenham Borough Council. **Tax Band** A. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Electric. **Broadband** None. Purchasers should carry out their own investigations regarding the suitability of these services.



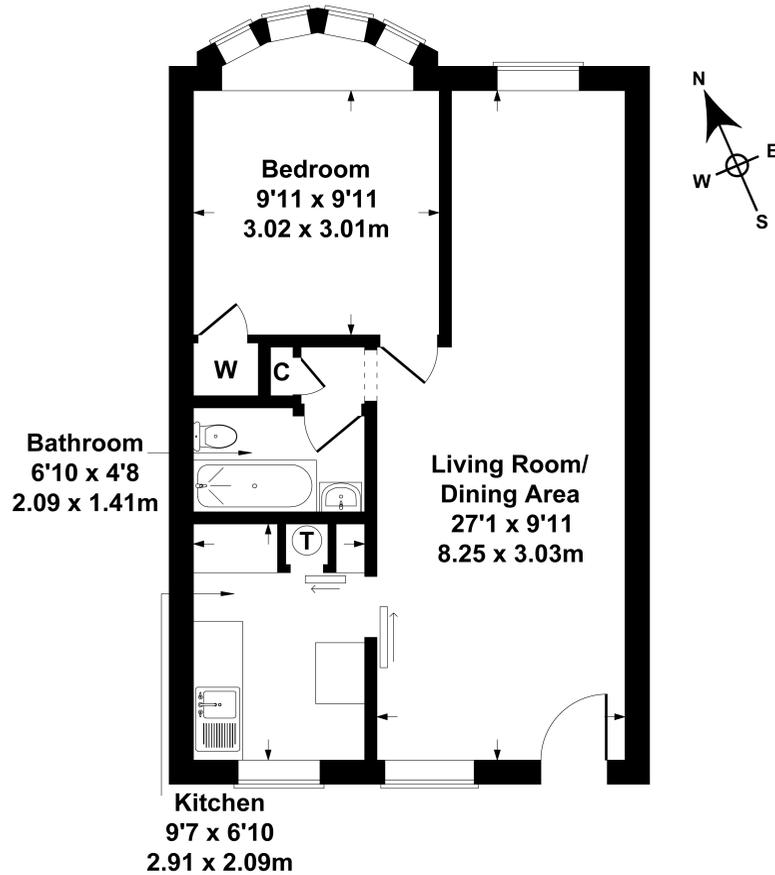


Situation

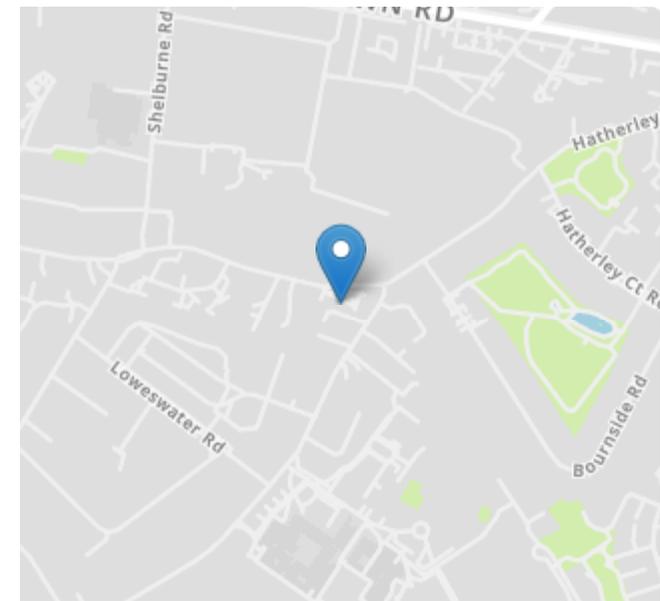
Conveniently situated close to a range of excellent amenities, a library, medical centre, community centre, and superstore. Hatherley Road is very well placed with easy access to the M5, M4, A417, and the railway station with London Paddington just 2 hours away. Cheltenham is a vibrant Regency town, 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 held in Imperial Gardens.

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Approximate Gross Internal Area
484 sq ft - 45 sq m



Produced by Potterplans Ltd. 2025



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | 72 |
| (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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