



# Hatherley



**Nick  
GRIFFITH**  
ESTATE AGENTS

# Hatherley

## Langholme, Hatherley Road, Cheltenham, GL51 6EQ

### £475,000 Leasehold

An impressive 4 bedroom, top floor, period apartment with lovely views, residents parking and private garden, offered for sale with no onward chain.

APPROX 1400 SQUARE FEET • no onward chain • living room • dining area • kitchen/breakfast room • 4 bedrooms • 2 luxury bath/shower rooms • lovely views • private garden • residents parking • timber garage/store • gas central heating • walking distance to schools

#### Description

A generously proportioned and beautifully presented apartment which has recently been upgraded throughout. The accommodation includes a c. 5.41 x 4.18m living room with feature wood burner, dining area, magnificent kitchen/breakfast room with a range of integrated appliances, 4 double bedrooms, and 2 luxury bath/shower rooms (the master with en suite). Outside, there is residents parking, a timber garage/store, and a private garden (at the front of the building). The apartment further benefits from gas central heating, lovely views, and is offered for sale with no onward chain.

#### Further Information:

**Lease** 999 years from 1982. **Service Charge** £375 per month. **Management Company** Langholme Residents Association. **Pets** With permission. **Short Term Lets** Not permitted.

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

**Agents Note** We are advised that the roof has recently been replaced and the building externally redecorated.



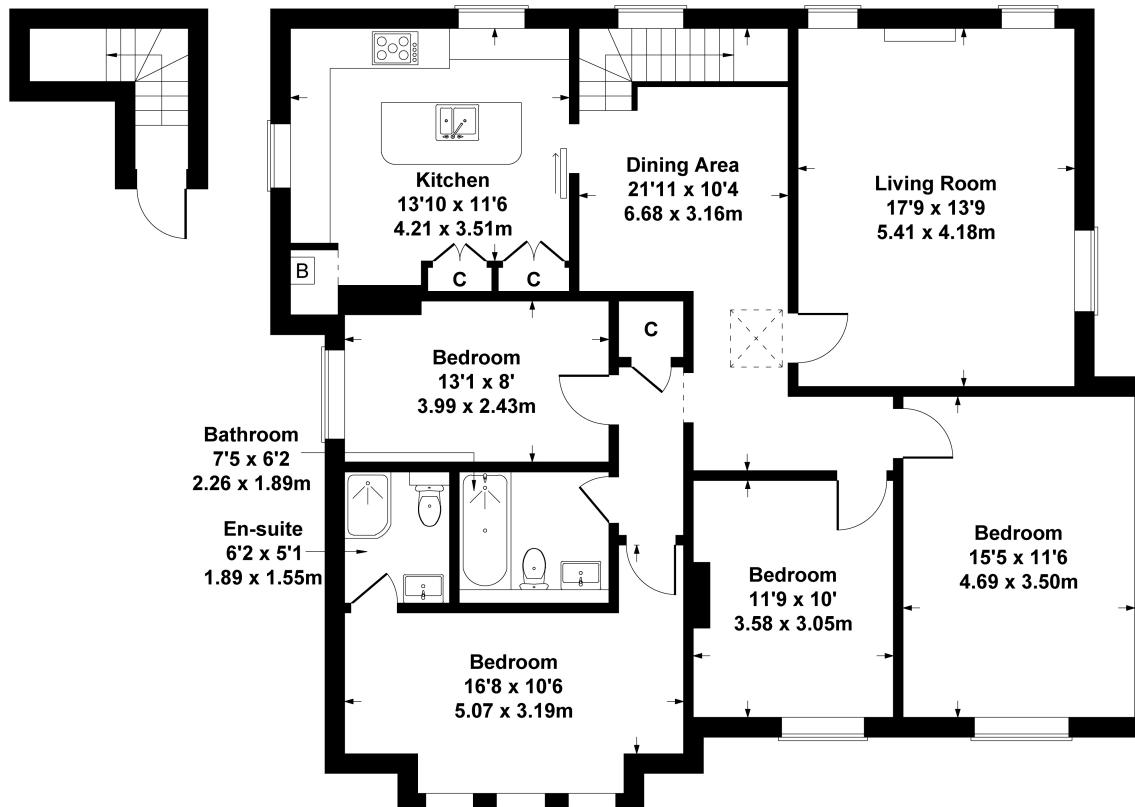


## Situation

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, 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.

# Flat 3, Langholme

Approximate Gross Internal Area  
House : 1399 sq ft - 130 sq m



LOWER FLOOR

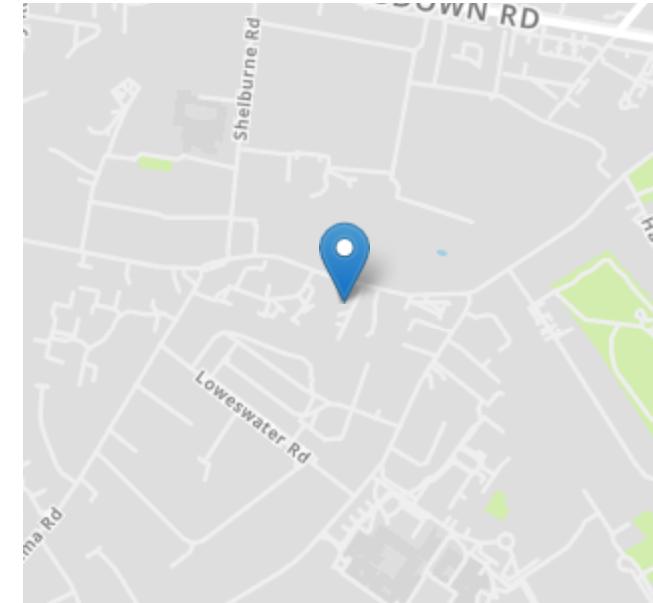
UPPER FLOOR

#### 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.

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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		