



Tel: 01242 676767

[www.cotswoldestateagents.co.uk](http://www.cotswoldestateagents.co.uk)

41a Church Road, Bishops Cleeve, Cheltenham, GL52 8LP

5, Rectory Court  
Bishops Cleeve GL52 8LJ

**£119,950**



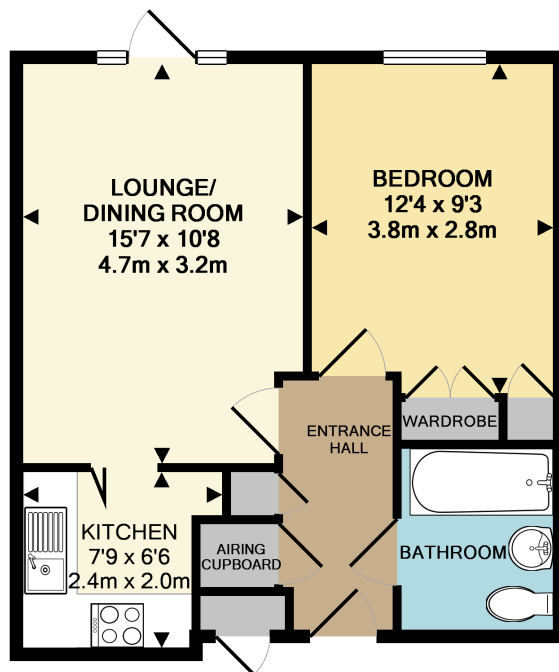
FOR SALE

A spacious one bedroom ground floor apartment located within the well regarded Rectory Court retirement development within the heart of the village centre. The property offers comfortable well planned living accommodation, featuring entrance hall, lounge/dining room with access to attractive communal gardens , fitted kitchen with built-in appliances, double bedroom with built-in wardrobes and a modern shower room. The property benefits from the excellent communal facilities of Rectory Court, which include residence lounge, guest suite, managers office and beautiful communal gardens. \*\* NO ONWARD CHAIN \*\*

Location: Bishops Cleeve, a popular village with both families and professionals alike. The centre has become a hive for activity over recent years making it extremely easy for day to day living, with two large supermarkets, excellent eateries and a lively café scene in addition to doctor's surgeries and dentist. A church, active village hall, an excellent local secondary and three primary schools have further secured its status as one of the more sought-after locations. Whilst beautiful walking and riding countryside surrounds the village, including Cleeve Hill, Cheltenham is only four miles away. A fashionable town with excellent leisure, shopping and cultural offerings including the many festivals it hosts. For the commuter transport links are strong with regular bus routes and easy access to the M5 Tewkesbury and M4 corridor via the A40/A419.







TOTAL APPROX. FLOOR AREA 424 SQ.FT. (39.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2017

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	79
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	