



Cambray Court



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Cheltenham, GL50 1JU

£265,000 Leasehold

A very well presented, 3rd floor, 3 bedroom, apartment with lift and residents parking, just a few hundred yards from The Promenade.

NO ONWARD CHAIN • reception hall • living room • dining room • kitchen • 3 bedrooms • bathroom • residents parking • gas central heating • lift access

Description

A good size apartment, situated within this attractive and impeccably kept 1930s Art Deco development. The apartment is approached via a secure communal entrance with lift access to all floors. The accommodation includes a private reception hall, living room with open arch to the dining room, refitted kitchen, 3 bedrooms, and a bathroom. The property further benefits from gas central heating, residents parking, and is offered for sale with no onward chain.

Cheltenham Borough Council - Tax Band D; Service charge (£3700-2022/2023) includes all heating and hot water, buildings insurance, and services of a caretaker; Ground Rent - currently £25 per annum; Lease - approx. 161 years remaining; Pets may be allowed by permission of the freeholder.

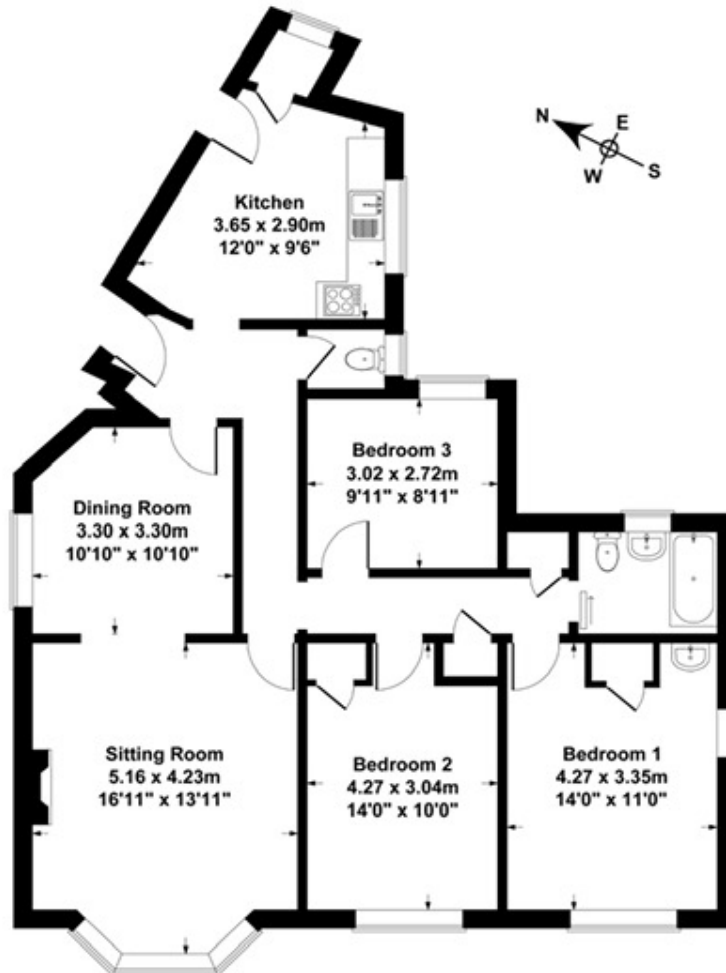




Situation

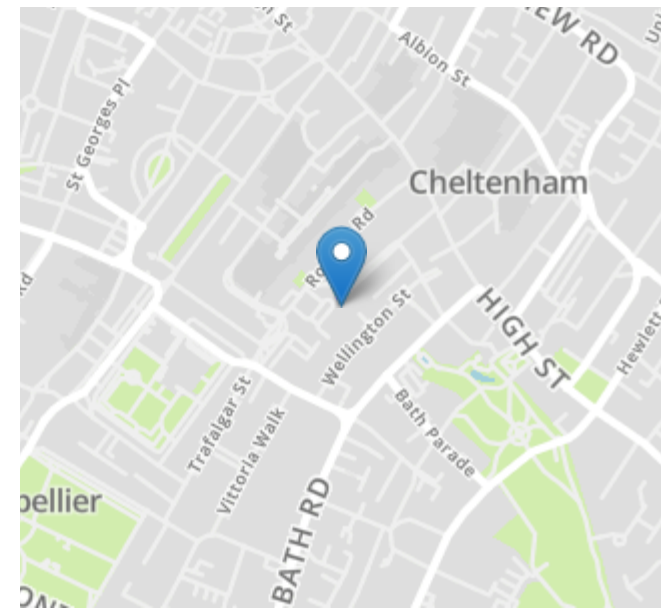
Cambray Court is situated just a short walk from the town centre, Montpellier, Sandford Park, the hospital, and the Lido. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

Approximate Gross Internal Area
100 sq. metres (1076 sq. feet)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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