



St Lukes

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ESTATE AGENTS

St Lukes

St Lukes Court, St Lukes, Cheltenham, GL53 7JP

£339,950 Freehold

A 2 bedroom town house with courtyard garden and off-road parking for 2 cars, situated in this small quiet-no through road.

NO ONWARD CHAIN • entrance hall • cloakroom • open plan kitchen/dining/living room • 2 double bedrooms • 2 bath/shower rooms • gas central heating • double glazing • courtyard garden • off road parking for 2 small cars

Description

Built approx. 20 years ago this well presented terrace town house is situated in the sought after St Lukes district and is offered for sale with no onward chain. The accommodation includes an entrance hall, downstairs cloakroom, a magnificent open plan kitchen/dining/living room with doors to the rear and a feature spiral staircase. Upstairs, there are 2 double bedrooms (both with built-in wardrobes) and 2 en suite bath/shower rooms. Outside, there is an enclosed south facing courtyard at the rear and 2 parking spaces at the front. The property also benefits from gas central heating and double glazing.

Further Information:

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



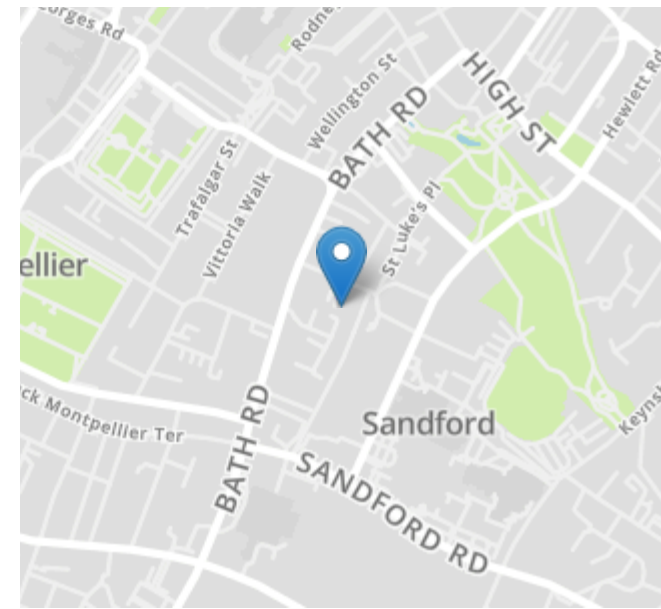
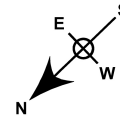
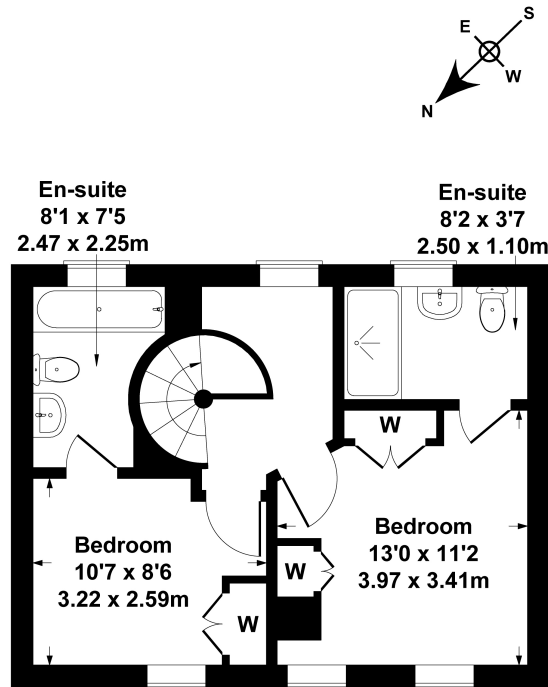
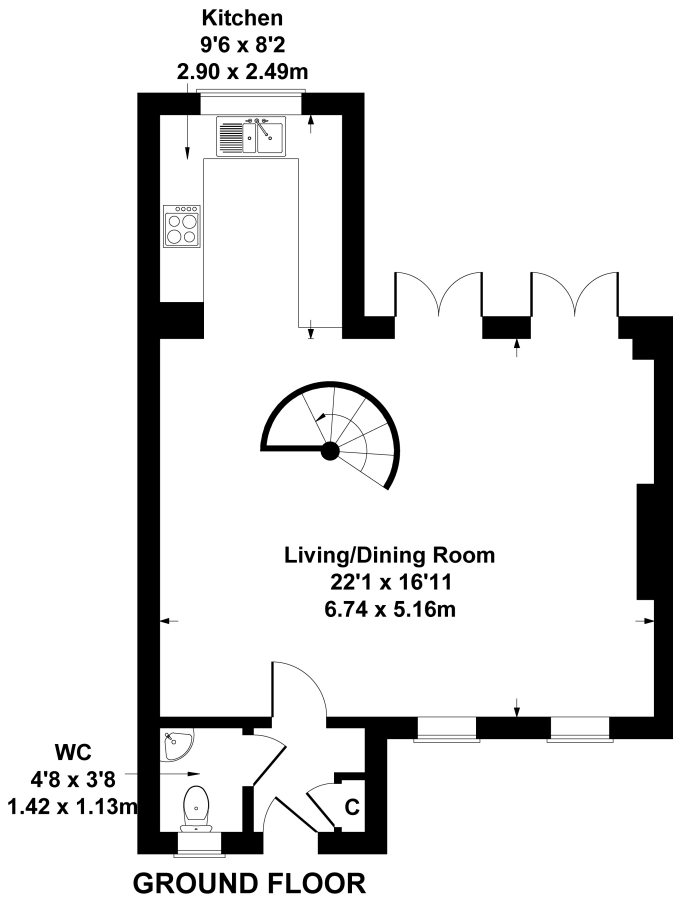


Situation

St Lukes is just a few hundred yards 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.

2 St Luke's Court

Approximate Gross Internal Area
883 sq ft - 82 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		85
B		
(69-80)	73	
C		
(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

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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