



Tel: 01242 676767

www.cotswoldestateagents.co.uk

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

35 , Rectory Court
Bishops Cleeve GL52 8LJ

£149,950



FOR SALE

A spacious two bedroom first floor retirement apartment with lovely views over communal gardens. The property is situated within the highly regarded Rectory Court retirement development, located within the heart of the village centre within easy walking distance of local shopping facilities and amenities. The property is offered for sale with no chain.

Apartment 35: Entrance hall with intercom system, doors to cloaks cupboard, airing cupboard, lounge/dining room, shower room and bedrooms one and two, modern night storage heater. Lounge/dining room: window and door to Juliette balcony with lovely views over communal gardens, mock fireplace with brick style raised hearth fitted with electric coal effect fire, modern night storage heater, TV point, telephone point, emergency pull cord. Kitchen: fitted with a matching range of eye and base level storage units, laminated roll edge work surfaces, tiled splash backing, electric cooker point and extractor hood, space and plumbing for washing machine, appliance space, extractor fan and emergency pull cord. Bedroom one: window and door to Juliette balcony with views over communal gardens, fitted triple wardrobe, electric panel heater, emergency pull cord. Bedroom two: window over attractive communal gardens, emergency pull cord. Shower room: accessible bath fitted with mixer tap attachment and shower, pedestal wash hand basin, low level WC, heated towel rail, extractor fan, wall mounted heater, emergency pull cord.

Communal facilities the property benefits from extensive communal facilities including communal lounge with kitchen, attached communal gardens, guest suite and residential managers office. Off road parking.

Lounge/dining room: 16'1 max x 10'10

Kitchen: 9'3 max x 5'11 max

Bedroom one: 16'max x 9'2 max

Bedroom two: 12' x 6'11







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