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

Rectory Court 16, Churchfields
Bishops Cleeve GL52 8LJ

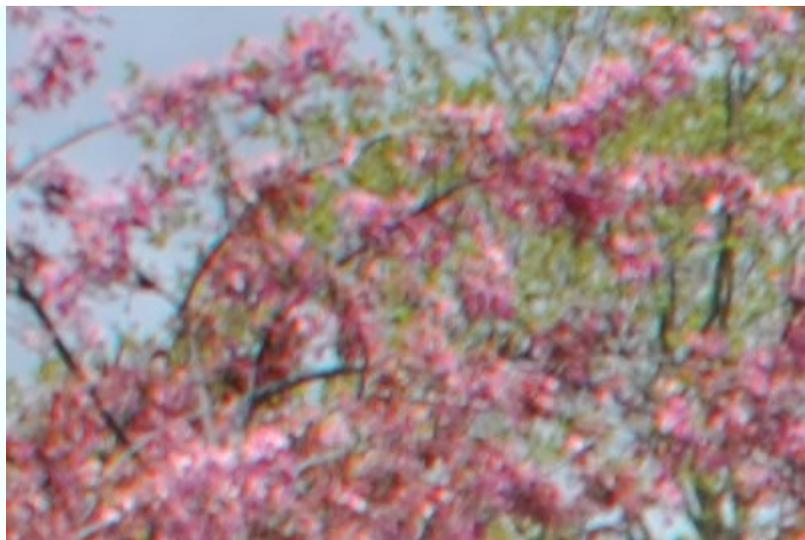
£179,950



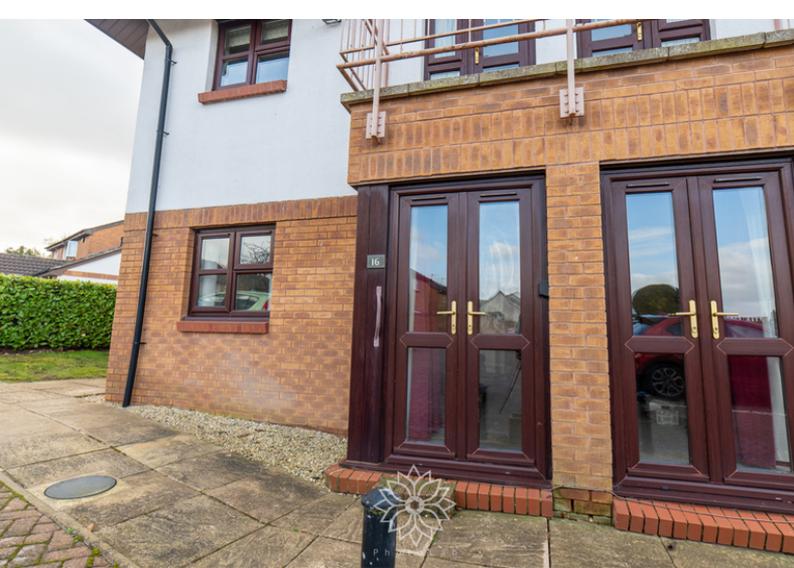
FOR SALE

**** COMING SOON **** Set in a prime location within the heart of Bishops Cleeve is this superbly presented two bedroom ground floor retirement apartment. The property offers comfortable well planned living accommodation featuring entrance hall, lounge/dining room, modern fitted kitchen/breakfast room with built-in and integrated appliances, modern shower room and two good size bedrooms. Further benefits include a new boiler, replacement radiators, double glazing and 24h care call assistance and residential manager. Rectory Court offers excellent communal facilities, which include residents 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.







Ground Floor

Approx. 59.9 sq. metres (645.0 sq. feet)



Total area: approx. 59.9 sq. metres (645.0 sq. feet)

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.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	79
(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	