



Cedar Court



# Cedar Court

Humphris Place, Cheltenham, GL53 7FB

£375,000 Leasehold

**A beautifully presented, 2 bedroom, ground floor apartment situated in this secure over 55s development.**

NO ONWARD CHAIN • secure communal entrance • reception hall • living/dining room • kitchen • utility cupboard • 2 double bedrooms • 2 bath/shower rooms • enclosed sun terrace • allocated parking space • communal gardens • communal drawing room & terrace

## Description

A purpose built 2 bedroom apartment situated within this attractive gated development close to the centre of Cheltenham. The very well presented accommodation which has recently been re-decorated and re-carpeted includes a generous reception hall, open plan living/dining and kitchen area, 2 double bedrooms, and 2 bath/shower rooms (the master bedroom with ensuite). In addition, there is a good amount of storage space and a utility cupboard. Externally, there is an enclosed sun terrace, well tended communal gardens, and an allocated parking space with additional parking for visitors. The apartment further benefits from gas central heating (underfloor), double glazing, and is offered for sale with no onward chain. Cheltenham Borough Council - Tax Band D.

Minimum Age - 55 years. Lease - 999 years as of 2014. Service charge - £1800 per year. Ground rent - £350 per year. Estate service charge - £650 per year



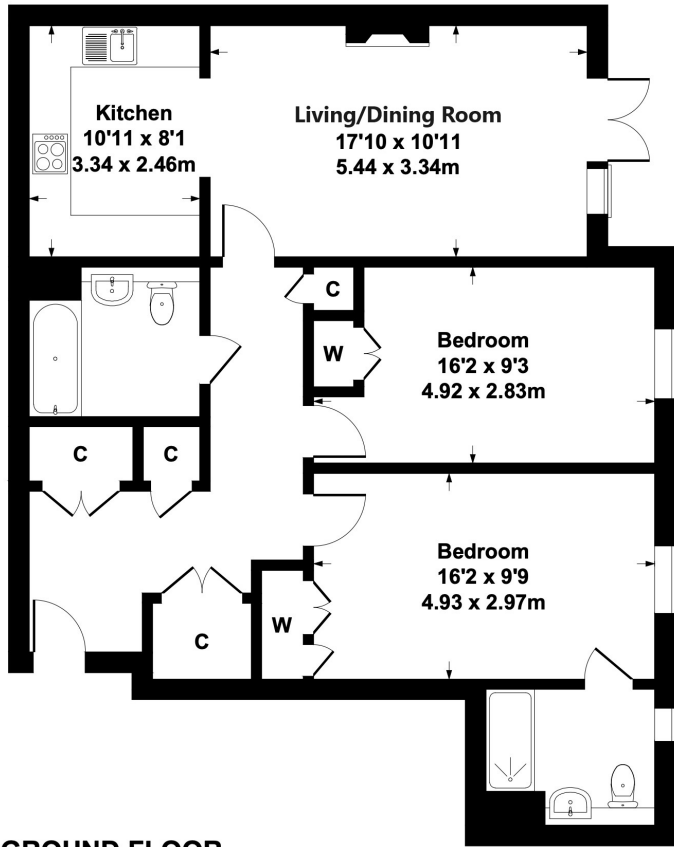


### **Situation**

Located close to Old Bath Road and Sandford Road, Cedar Court is an exclusive gated development of just 28 two and three bedroom apartments, designed with retirement in mind. A premier central location, close to fashionable bars, restaurants (including The Ivy Montpellier Brasserie), boutiques, and Montpellier Gardens. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at Prestbury Park Racecourse famed for the annual Cheltenham Festival. Cheltenham is also host to the music, jazz, science, and literature festivals.

# 4 Cedar Court

Approximate Gross Internal Area  
926 sq ft - 86 sq m

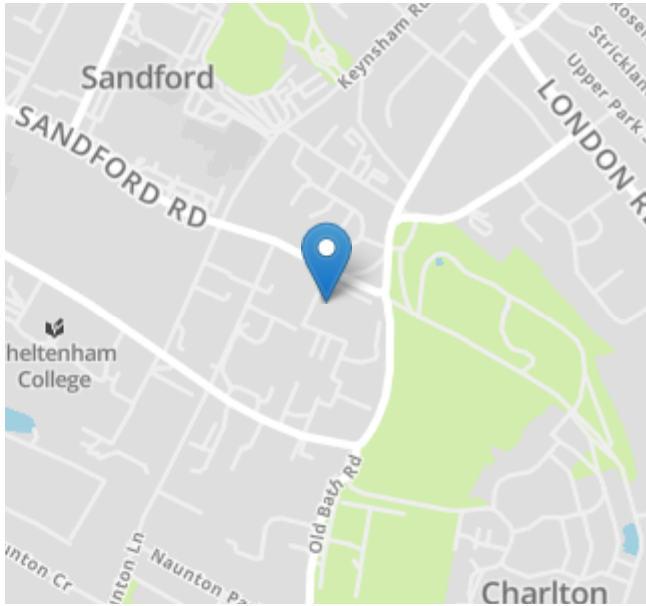


## GROUND FLOOR

### 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.

Produced by Potterplans Ltd. 2024



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>	82	82
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.