

HUNTERS®

HERE TO GET *you* THERE



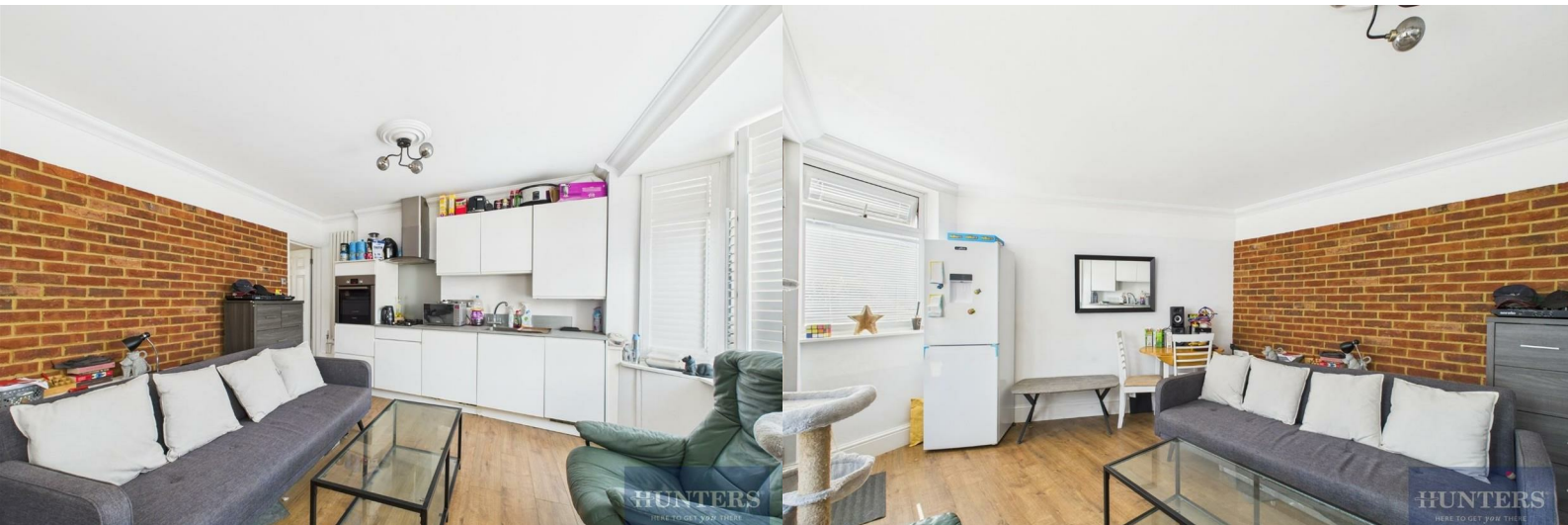
Great Norwood Street

The Suffolks, Cheltenham, GL50 2BQ

Guide Price £167,500



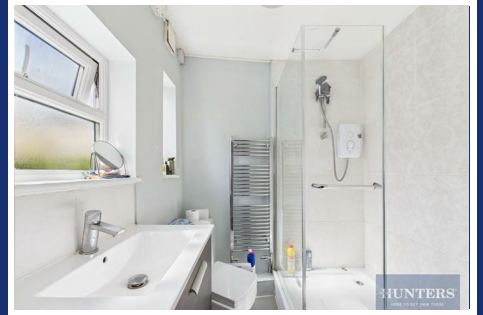
Council Tax: A



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A rare opportunity to buy a double bedroomed ground floor Maisonette within the highly desirable and very fashionable Leckhampton district at a more than reasonable asking price. This property comes with no onward chain, in excess of 950 years remaining on the lease and a 50% share of the freehold.

This fine home would make a very attractive first buy or a particularly lucrative rental investment currently achieving a gross yield of over 6%/annum.

Located just passed the famous Bath Road with its proliferation of bars, restaurants, cafes and shops, the property is set on the corner of Great Norwood Street and Andover Road and is eligible for a local parking permit with guest passes.

The property consists of a simple layout with A generous 16' Living room/kitchen with modern units and avant-garde decor. A well presented double bedroom lies just off the living area with the recently re-fitted luxury shower room off the bedroom.

SUMMARY: This fabulous town located home offers an unbeatable local facilities and is a safe and privileged location to reside in. The property is cheap and simple to maintain and run with gas central heating and modern fittings throughout. Being a maisonette, the property has no communal areas and is therefore there are no communal 'block charges' monthly and maintenance fees often associated with flats. The owner will control 50% of the freehold with the owners of the first floor. This is the most sought-after style of apartment on the market.

We believe the first person to view this property will buy, and recommend all interested parties to arrange an appointment to view this quality home as soon as possible to avoid disappointment.

All viewings are by appointment only

- **One-Bedroom Ground Floor Apartment**
- **Central Position in The Suffolks**
- **No Onward Chain**
- **Leasehold: Share of Freehold (976 Years Remaining)**
- **Excellent First Time Purchase**
- **Rental Investment Opportunity (Yield 6%+)**
- **EPC Rating: D (67)**
- **Gas Central Heating**
- **Council Tax Band: A**
- **Small Rear Terrace**

Living Area / Kitchen

12'4" x 16'0" (3.78 x 4.90)

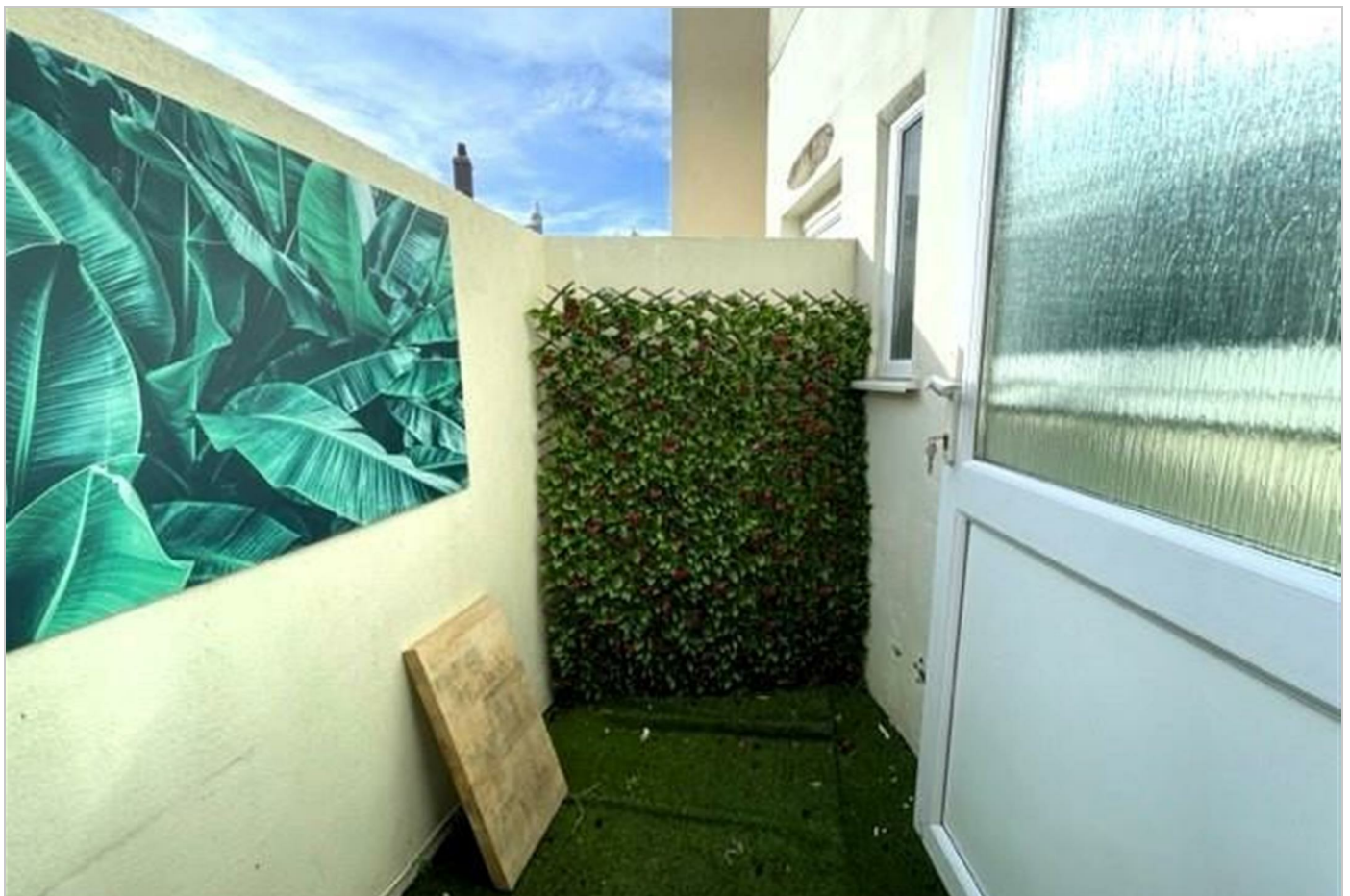
Bedroom

9'8" x 11'5" (2.95 x 3.50)

Bathroom

5'3" x 6'3" (1.61 x 1.92)

Courtyard



Road Map



Hybrid Map



Terrain Map



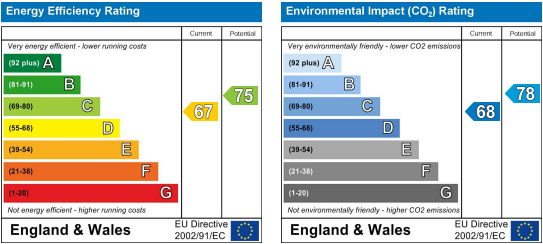
Floor Plan



Viewing

Please contact our Hunters Cheltenham Lettings Office on 01242528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.