

# HUNTERS®

HERE TO GET *you* THERE



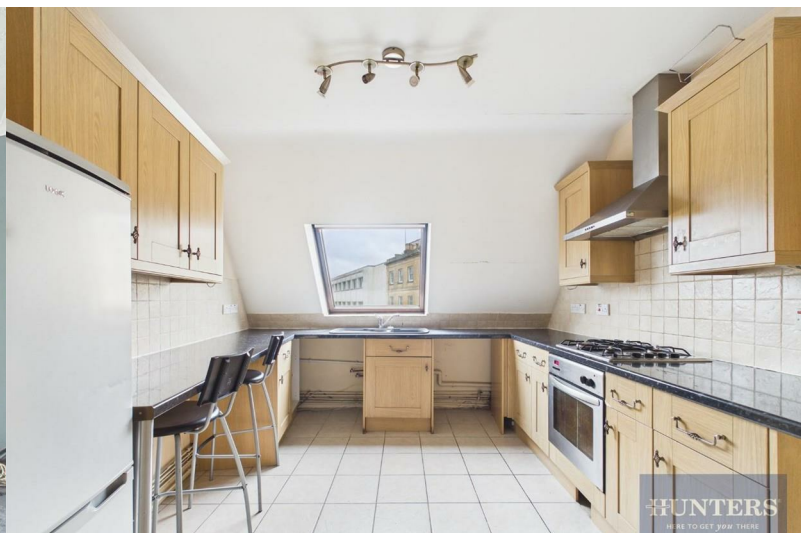
## Bath Street

Cheltenham, GL50 1YE

Offers In Excess Of £160,000



Council Tax: A



# Bath Street

Cheltenham, GL50 1YE

Offers In Excess Of £160,000



Set in the heart of central Cheltenham, this charming apartment on Bath Street offers a delightful blend of comfort and convenience. Spanning an impressive 700 square feet, this well-appointed residence features two spacious bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable home office space.

The apartment boasts a welcoming reception room, perfect for entertaining guests or enjoying a quiet evening in. The layout is thoughtfully designed to maximise space and natural light, creating a warm and inviting atmosphere throughout. The bathroom is well-equipped.

Constructed between 1980 and 1989 with a traditional exterior appearance, this property combines modern living with a touch of character, reflecting the charm of Cheltenham's historic buildings while meeting contemporary needs. Its prime location on Bath Street places you within easy reach of Cheltenham's vibrant amenities, including shops, restaurants, and parks, making it a fantastic base for enjoying all that this lovely town has to offer.

Whether you are looking to invest in a property or seeking a new place to call home, this apartment presents an excellent opportunity. With its appealing features and desirable location, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this delightful Cheltenham apartment and envision your future in this wonderful community.

The property is offered to the market with no onward chain

A new 999 Year Lease will be applied at purchase, fully included in the sale price

All viewings are by appointment only and will be accompanied by a member of Hunters professional sales team.

Find more material information about the property at the following link:

<https://reports.spectre.uk.com/s/uaPuv>

- **Two Bedroom Penthouse Apartment**
- **No Onward Chain**
- **Large Fitted Kitchen**
- **Town Centre Location**
- **Council Tax Band A | Energy Rating a Super Efficient 'C'**
- **New 999 Year Lease**
- **Permit Parking (Zone 1)**
- **Fitted bathroom**
- **Great Value First Buy or Lucrative Investment**
- **Tenure - Leasehold with 999 years remaining**
- **£480 annual Service Charge**

#### Living Room

13'0" x 15'10" (3.98 x 4.85)

#### Kitchen

12'10" x 10'7" (3.93 x 3.23)

#### Bedroom One

8'11" x 14'10" (2.72 x 4.53)

#### Bedroom Two

8'9" x 10'3" (2.67 x 3.14)

#### Bathroom

8'7" x 7'10" (2.64 x 2.41)



Road Map



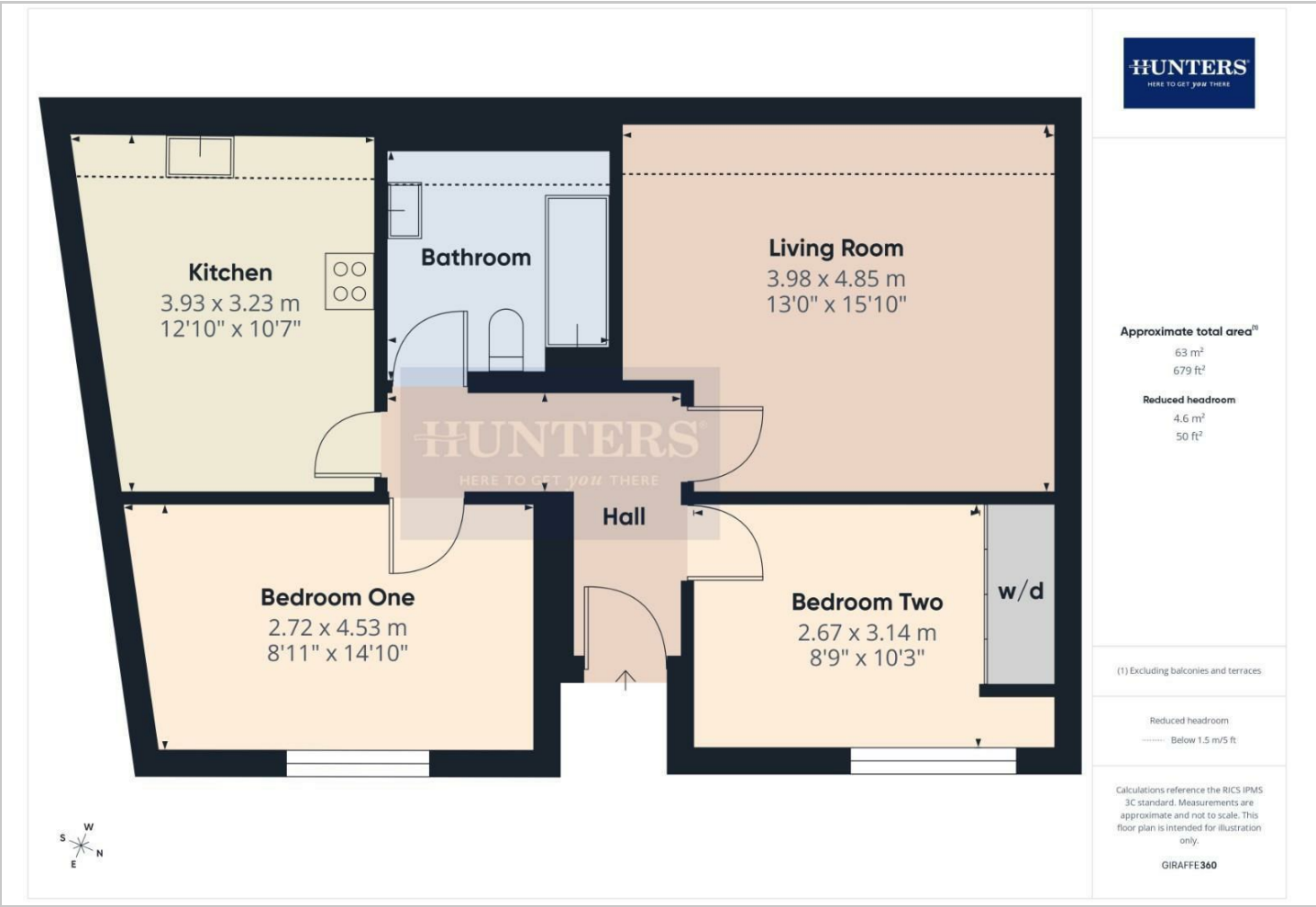
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 76                      | 76        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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.