

HUNTERS®

HERE TO GET *you* THERE



Reddings Road

The Reddings, Cheltenham, GL51 6UE

Offers In Excess Of £120,000



Council Tax: A



72 Reddings Road

The Reddings, Cheltenham, GL51 6UE

Offers In Excess Of £120,000



Hunters Estate Agents are delighted to bring this fine one-bedroom first floor flat, complete with off-road parking to the sales market. This property benefits from having no onward chain.

The owners of this property completed neutral upgrades to the decor and flooring in January 2025, before it was initially offered To Let. Boasting an attractive current yield in excess of 7%, it would be an inexpensive and low maintenance addition to any investor's rental portfolio. This well proportioned flat would also serve equally well as an excellent value for money first time purchase.

The Reddings area lies west of Cheltenham and is close to GCHQ, the M5 Junction 11, Cheltenham rail station and Cheltenham town.

Quarterly Service Charge - £225.00 | Lease Remaining: 956 Years

*All viewings strictly by appointment only.

DISCLAIMER:

These property photographs were taken in January 2025 and whilst the property condition is still similar please note that some of the rooms may present differently

- One-Bedroom First Floor Apartment
- Recently Redecorated and New Carpets (January 2025)
- Offered For Sale Chain Free
- Allocated Off-Road Parking Space
- Council Tax: A | EPC Rating: D (64)
- Popular Development in The Reddings
- Excellent Access Links
- Excellent Buy-to-Let Investment (Current Yield: 7%+)
- Electric Heating
- Tenure: Leasehold - Lease Remaining: 956 Years

LIVING ROOM

9'8" x 12'4" (2.96 x 3.78)

KITCHEN

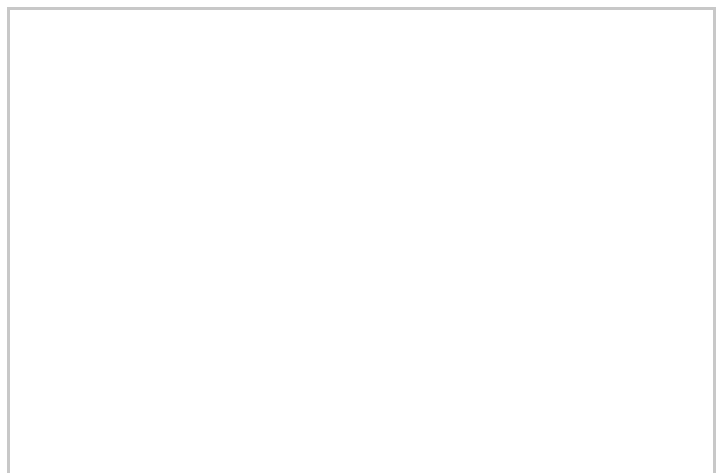
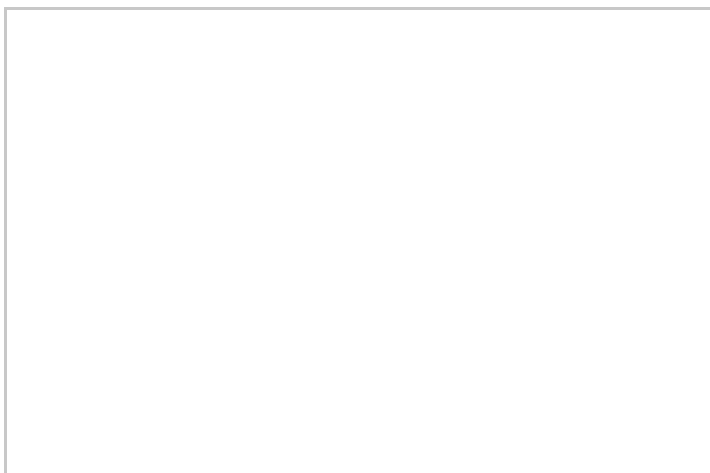
7'4" x 6'4" (2.26 x 1.95)

BEDROOM

9'1" x 9'11" (2.78 x 3.04)

BATHROOM

5'9" x 5'4" (1.77 x 1.65)



Road Map



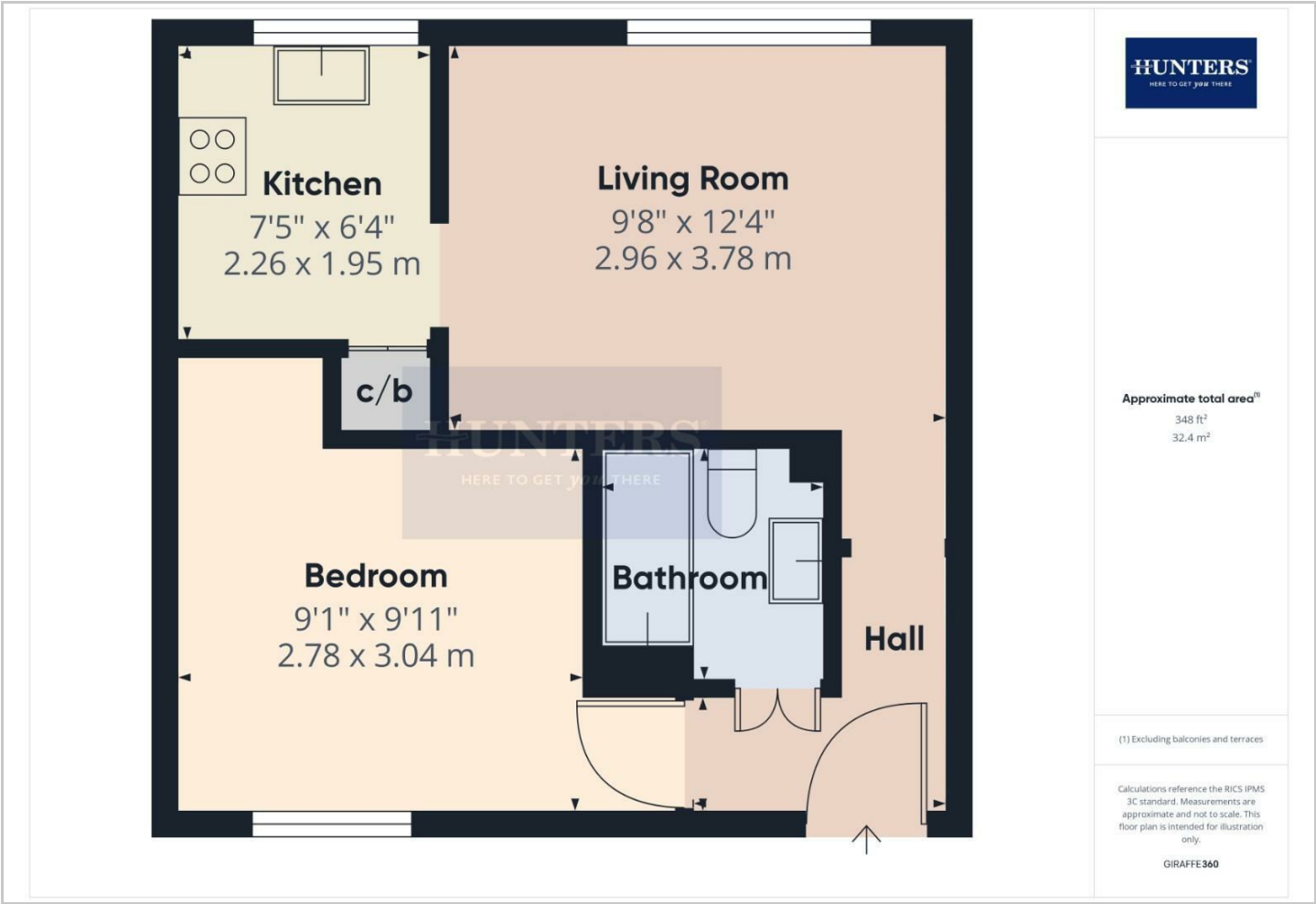
Hybrid Map



Terrain Map

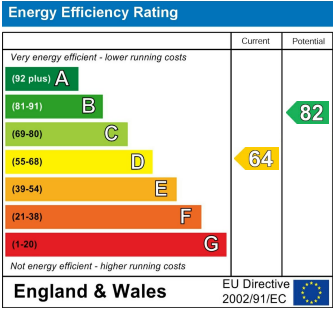


Floor Plan



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.



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.