

HUNTERS®

HERE TO GET *you* THERE



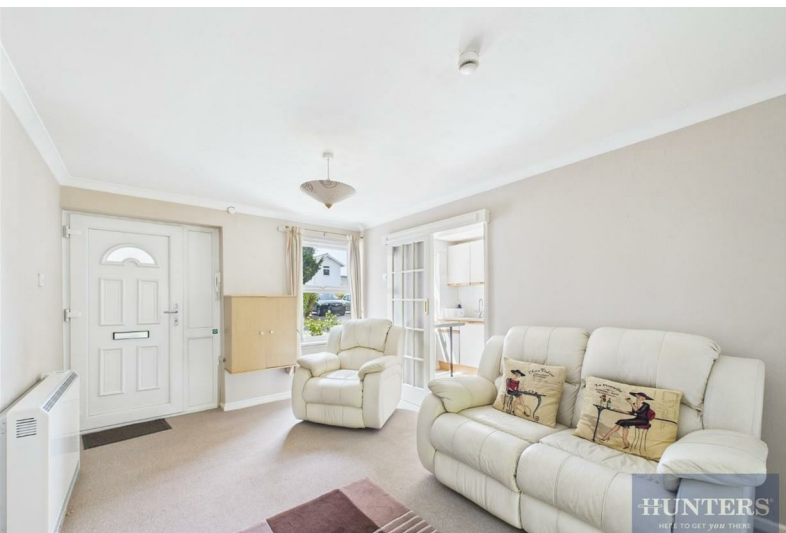
Hatherley Road

Cheltenham, GL51 6EQ

Asking Price £99,000



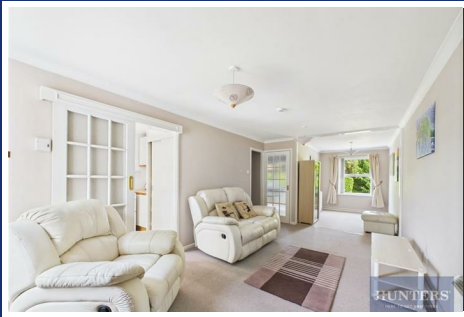
Council Tax: A



9 Hatherley Hall Hatherley Road

Cheltenham, GL51 6EQ

Asking Price £99,000



Hunters of Cheltenham are delighted to offer this well presented ground floor retirement (age 60+) apartment to the open sales market. Inside, this fine property is in good condition throughout and is currently configured as a one bedroom flat, but can easily revert to an optional two bedroom flat if required.

The ground floor apartments are highly prized and rarely come to market. Originally offered with the option of one or two bedrooms, the occupier can enjoy the large 'L' Shaped living/dining room or create the second bedroom with the resulting smaller living room.

Hatherley Hall is a very pleasant development of apartments with an occupier minimum age restriction of 60+. The surrounding gardens are very well maintained and the properties have communal parking on-site. The development is equidistant between Hatherley and Montpellier and just 100 metres to Hatherley Park, a large 3 hectare park with a wildlife pond, trails & benches, plus 2 playgrounds & is wheelchair friendly.

The lease is short at 46 years however, the buyer can renew the lease at an additional cost, hence the very attractive asking price.

The block does offer a large communal room for the use of its patrons which has a small kitchen and laundrette, perfect for those larger family gatherings.

Ground Rent - £20/year
Service Charges - £1440/year
Council Tax Band - A
EPC Rating - tbc
Managing Agent - Cambray Management

Viewings are strictly by appointment only.

Tel: 01242 528500

- Ground Floor Over 60's Retirement Flat
- Large 'L' Shaped Living/Dining Room
- Separate Fitted Kitchen
- Annual Maintenance Charge £1440/year
- Council Tax band A | Energy rating (EPC) D
- Two Bedrooms (Currently configured as One Bedroom)
- Bathroom With a Recently Fitted Shower
- Use of A Communal Meeting Room, Ideal for family Parties etc
- Ground Rent Just £20/year
- Tenure - Leasehold with 46 Years Remaining

Living Area

9'10" x 26'11" (3.02 x 8.22)

Kitchen

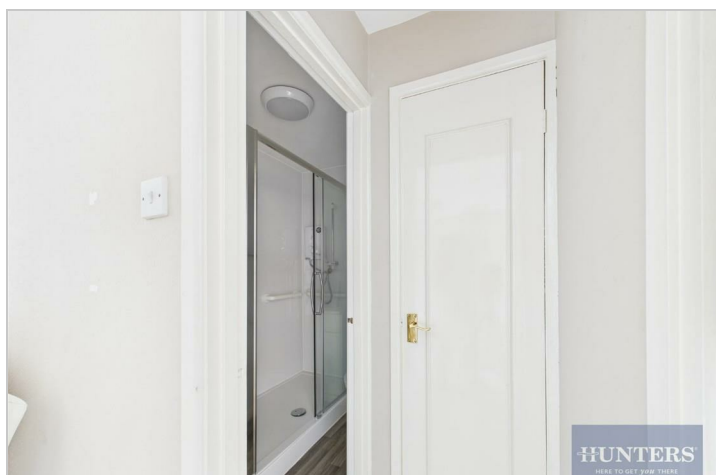
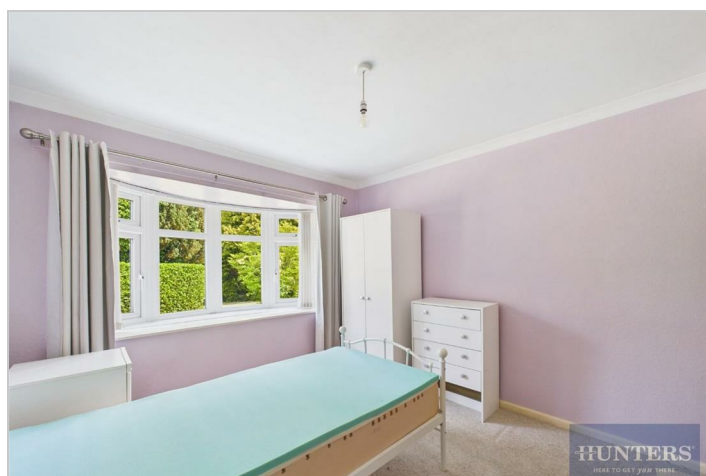
6'9" x 9'5" (2.08 x 2.89)

Bathroom

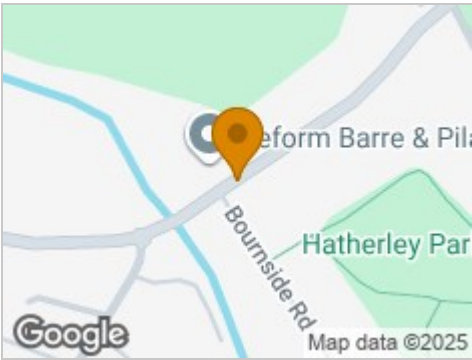
6'8" x 4'7" (2.05 x 1.40)

Bedroom

9'10" x 9'9" (3.02 x 2.99)



Road Map



Hybrid Map



Terrain Map

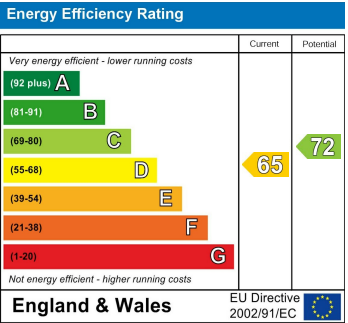


Floor Plan



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.