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## Glebe Farm Court

Up Hatherley, Cheltenham, GL51 3EB

Asking Price £115,000



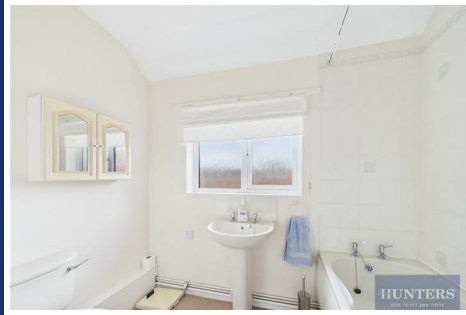
Council Tax: B



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Located within the ever-popular Glebe Farm Court Retirement Village is this exceptional purpose-built first floor one double bedroom apartment presented for sale in good condition throughout.

Glebe Farm Court is located within the heart of Hatherley, a lively, thriving, safe, and family orientated suburb of Cheltenham. The development is within a short walk of a library, Morrison's supermarket, petrol station, pub and a row of shops including a dry cleaner. The nearby bus stop provides a prolific service to central Cheltenham. Within the fabulous and regularly tendered grounds of Glebe Farm Court itself, there is a large common room where various activities are held throughout the year.

The apartment offers the following accommodation:

The communal entrance has stairs to the private entrance door. There is a private inner hall with doors off to the bathroom, bedroom and the living room. The generous living room sits to the front of the building. The fitted kitchen is off the living room. The bedroom sits to the rear, a good sized room which would not look out of place in a property twice the price. The fitted bathroom is also well looked after and presents very well. Pull cord emergency call out fittings are in all rooms. There is also an onsite site manager for daytime support.

This fine property comes highly recommended, and we encourage any interested party to arrange a viewing as soon as possible to avoid disappointment. Our experience tells us the first floor flats are some of the most desirable properties on the development allowing owners to leave windows open on a sunny day without security/safety issues.

Viewings are by appointment only.

- Lovely first Floor over 55 Retirement Flat
- Modern Fitted Kitchen and Bathroom
- Upgraded Heating System
- On-Site Communal Parking Facilities
- Council Tax Band B | EPC (before new heating) D (67)

- One Double Bedroom
- Emergency Call Out System
- Fabulous Setting and on-site Manager
- Annual Service Charge of £346.73/Month
- Leasehold with 95 years remaining

### Living Room

11'5" x 12'1" (3.50 x 3.70)

### Kitchen

7'4" x 7'7" (2.25 x 2.33)

### Dining Room

10'6" x 7'4" (3.21 x 2.26)

### Bedroom

8'2" x 11'4" (2.51 x 3.46)

### Bathroom

4'8" x 7'11" (1.44 x 2.43)

