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HERE TO GET *you* THERE



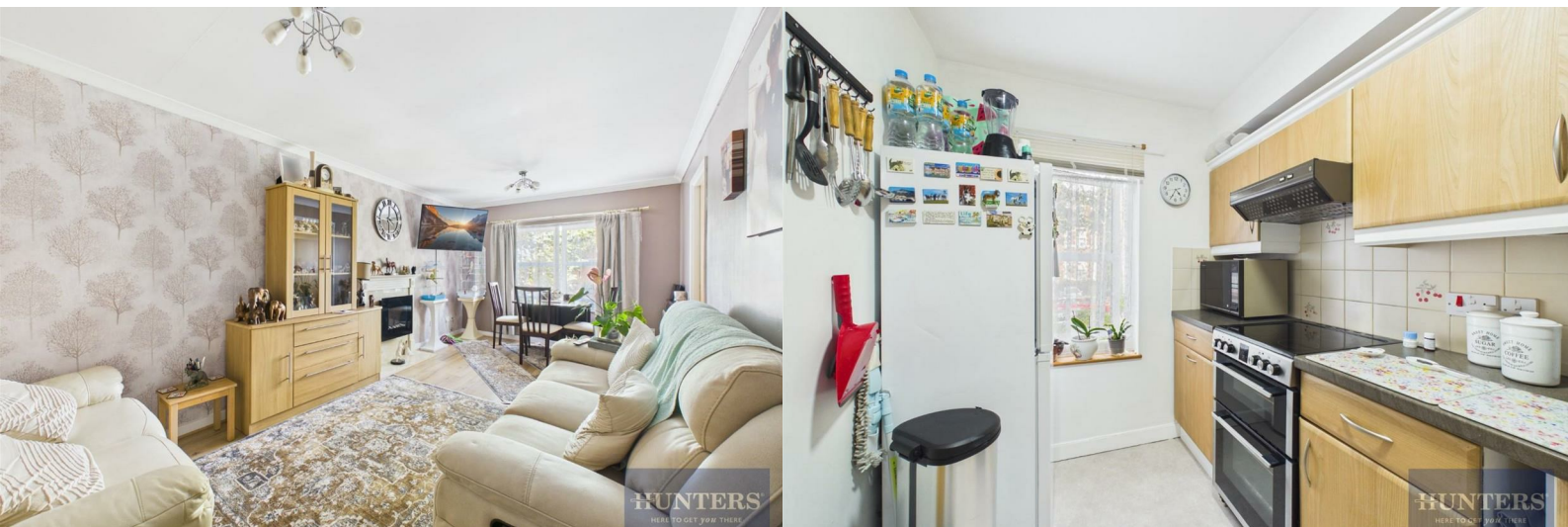
Moorend Park Road

Cheltenham, GL53 0LA

Asking Price £125,000



Council Tax: C



Waterford Court, Moorend Park Road

Cheltenham, GL53 0LA

Asking Price £125,000



Hunters Estate Agents proudly presents for sale, this superb two-bedroom purpose built first floor apartment set within one of the most sought-after residential areas of Cheltenham. The communal areas of this outstanding block are immaculately presented and are a credit to the residents, aided by an age restriction of 55+ owner occupier rule.

Access to this lovely property can be gained via a well-maintained lift or stairs. The flat has a welcoming entrance hall with access the living room and both bedrooms. The living room is an impressive 19'+ with lovely views from the window and provides access directly to the fitted kitchen. The Kitchen has naturel light and a wide range of eye and base level units. Both bedrooms can house a double bed, and both have built in storage. The bathroom has a high gloss white suite with a double width shower cubicle with low level entry.

Waterford Court is located on Moorend Park Road in Leckhampton, with the famous bath road commercial district nearby, well known for its fabulous community feel and a seemingly endless choice of small bars, bistro's, cafes and privately run shops. Leckhampton surgery is nearby and the property is on main bus routes.

Other features include a part time assistance warden, security phone entrance system for guests, lift access, a guest suite and well tendered communal grounds. There is low cost storage heating throughout.

Off road parking is on a first come, first served basis.

We highly recommend this lovely property

All viewings are by appointment only

- Immaculate Two Bedroom First Floor Apartment (55+ Only)
- Impressive Communal Hallways
- Modern Bathroom Suite with Walk-in Shower
- Beautiful Communal Grounds | Off Road Parking Available
- Council Tax Band C | EPC Rating C
- Modern Lift Access
- Fitted Kitchen
- Warden Assisted | Pull Cord System | Visitors Guest Suite
- Close to Bath Road Shops
- Leasehold - 83 Years Remaining at £2936 annually (Service Charge)

Living Room

9'10" x 19'7" (3.01 x 5.99)

Kitchen

6'7" x 10'0" (2.02 x 3.05)

Bathroom

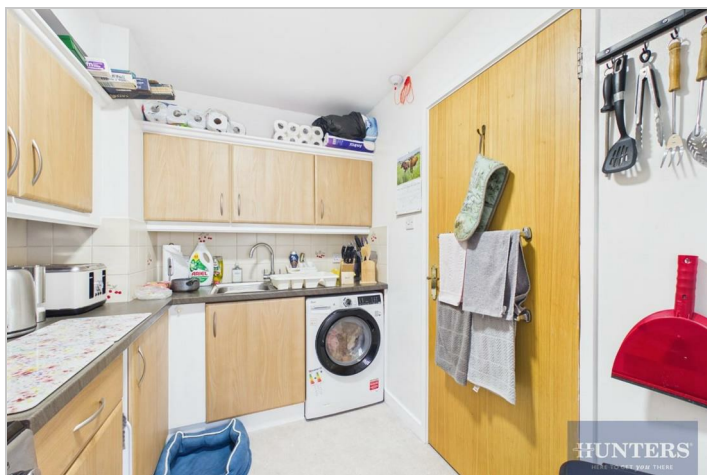
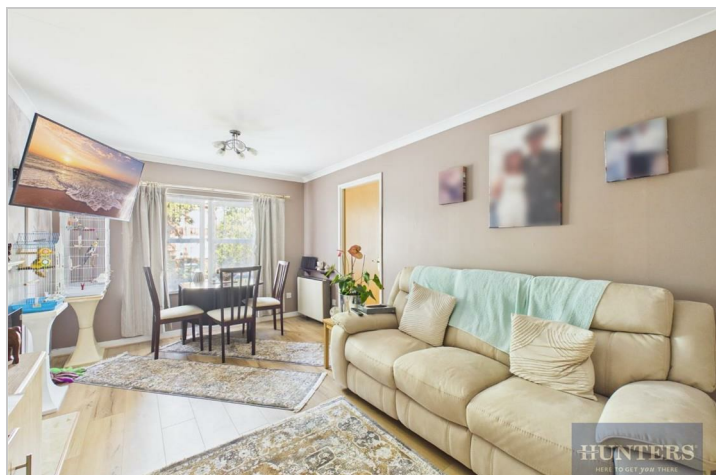
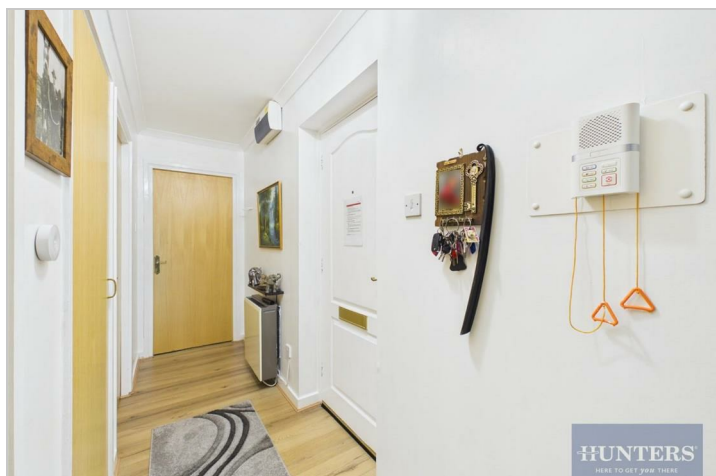
6'7" x 5'7" (2.03 x 1.71)

Bedroom One

6'11" x 16'0" (2.12 x 4.89)

Bedroom Two

8'6" x 13'0" (2.61 x 3.97)



Road Map



Hybrid Map



Terrain Map

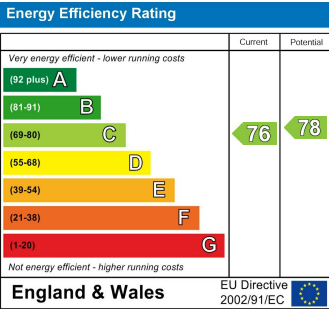


Floor Plan



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.