

# HUNTERS<sup>®</sup>

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## Sotherby Drive

Cheltenham, GL51 0FN

Guide Price £178,500



Council Tax: B



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Hunters Cheltenham are delighted to offer for sale this very well presented two bedroom ground floor purpose built apartment on a popular development in close proximity to GCHQ and the M5 Motorway.

Consisting of a spacious living area with Juliette balcony, modern kitchen, two good sized bedrooms and modern bathroom. Further benefits include double glazing throughout, private allocated parking, and Gas Central Heating.

\*Viewings strictly by appointment only.

- Modern Two Bedroom Ground Floor Apartment
- Buy-to-Let with Potential Yield in Excess of 5.0%
- Well Presented Throughout
- EPC Rating: C (80)
- Tenure: Leasehold. Lease remaining: 132 years

- Excellent First Time Purchase
- Allocated Parking Space
- Close to GCHQ & The M5 Motorway
- Council Tax Band: B
- Service Charges: £976.94 p/a

#### Living Room

14'0" x 14'7" (4.29 x 4.45)

#### Kitchen

9'0" x 8'3" (2.75 x 2.54)

#### Bathroom

8'6" x 5'2" (2.60 x 1.58)

#### Bedroom One

8'3" x 13'10" (2.52 x 4.23)

#### Bedroom Two

7'6" x 8'1" (2.31 x 2.48)

## Road Map



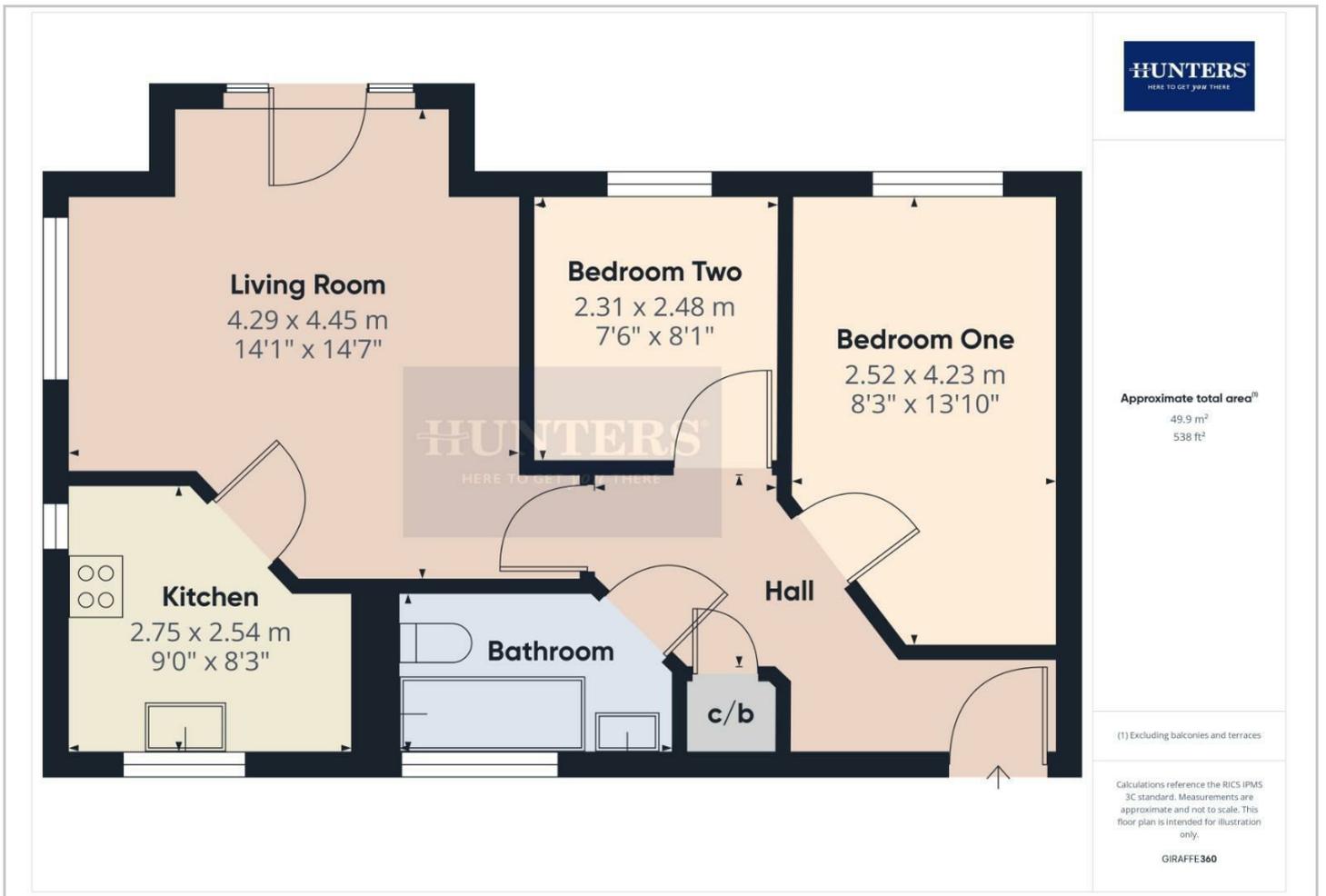
## Hybrid Map



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.