

HUNTERS®

HERE TO GET *you* THERE



2 Douro Road

Cheltenham, GL50 2PQ

Offers In Excess Of £300,000



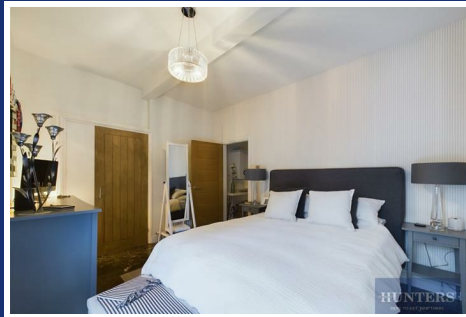
Council Tax: B



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Cheltenham, GL50 2PQ

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Description

Hunters of Cheltenham are delighted to market this beautifully presented garden apartment, residing in the popular setting of Lansdown. The property offers a modern finish throughout, open plan living, allocated parking and NO ONWARD CHAIN.

This impressive property is located within an 8 minute walk (0.4 of a mile) to Montpellier Gardens, where you will find the finest choice of shops, restaurants, bars in Cheltenham. Further amenities can be found in the well respected town centre and Cheltenham Spa Train Station is just a 3 minute cycle ride (0.6 of a mile).

Accommodation briefly comprises; private access into the apartment leading to the main hallway with the two bedrooms, bathroom and living room off. Bedroom one has built-in storage and along with bedroom two, both over look the rear garden. The bathroom offers an immaculate white, three piece suite including walk in shower and tiled floor to ceiling.

The open-plan Kitchen is demarcated by a breakfast bar and a changing in flooring. The kitchen has enjoyed a recent full refurbishment with contemporary equipment throughout including an integral dishwasher, separate under-counter fridge and freezer, four ring induction hob, single oven and extractor fan. French doors provide access directly out on the generous communal gardens.

The property also benefits from gas central heating with both underfloor heating as well as radiators throughout. In addition, allocated, off road parking for one car with ample permit parking directly outside the block.

Summary: This is genuinely one of the nicest town centre flats we have seen in a while. The larger than average communal rear garden really does feel like it belongs to the flat being the only property in the block with steps leading to it from the living room.

The owner of this property is related to an Employee of Hunters Estate Agents.

All viewings are strictly by appointment only

Tel: 01242 528500

- **NO ONWARD CHAIN**
- **Garden Apartment**
- **Years Remaining on Lease - 132**
- **Two Bedrooms**
- **Walking Distance to Town**

Living/Dining Room

13'7" x 16'9" (4.16 x 5.13)

Kitchen

10'2" x 4'0" (3.11 x 1.24)

Bedroom 1

13'2" x 9'10" (4.02 x 3.02)

Bedroom 2

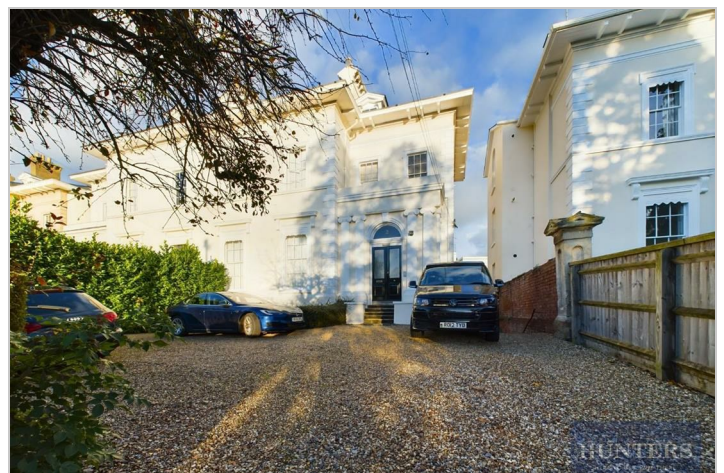
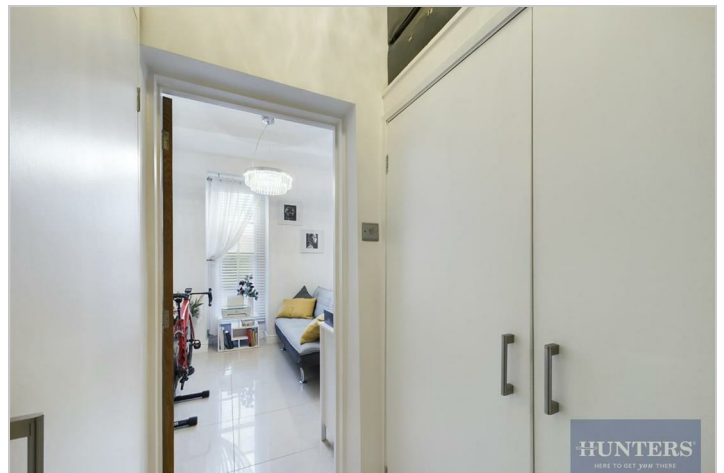
7'6" x 10'0" (2.30 x 3.06)

- **Grade II Listed**
- **Beautifully Presented Throughout**
- **Open Plan Kitchen/Living Space**
- **Service Charge - £1,020.00/yr | Ground Rent - £100/yr**
- **Allocated Parking**

Bathroom

7'9" x 5'1" (2.37 x 1.57)

Communal Gardens



Road Map



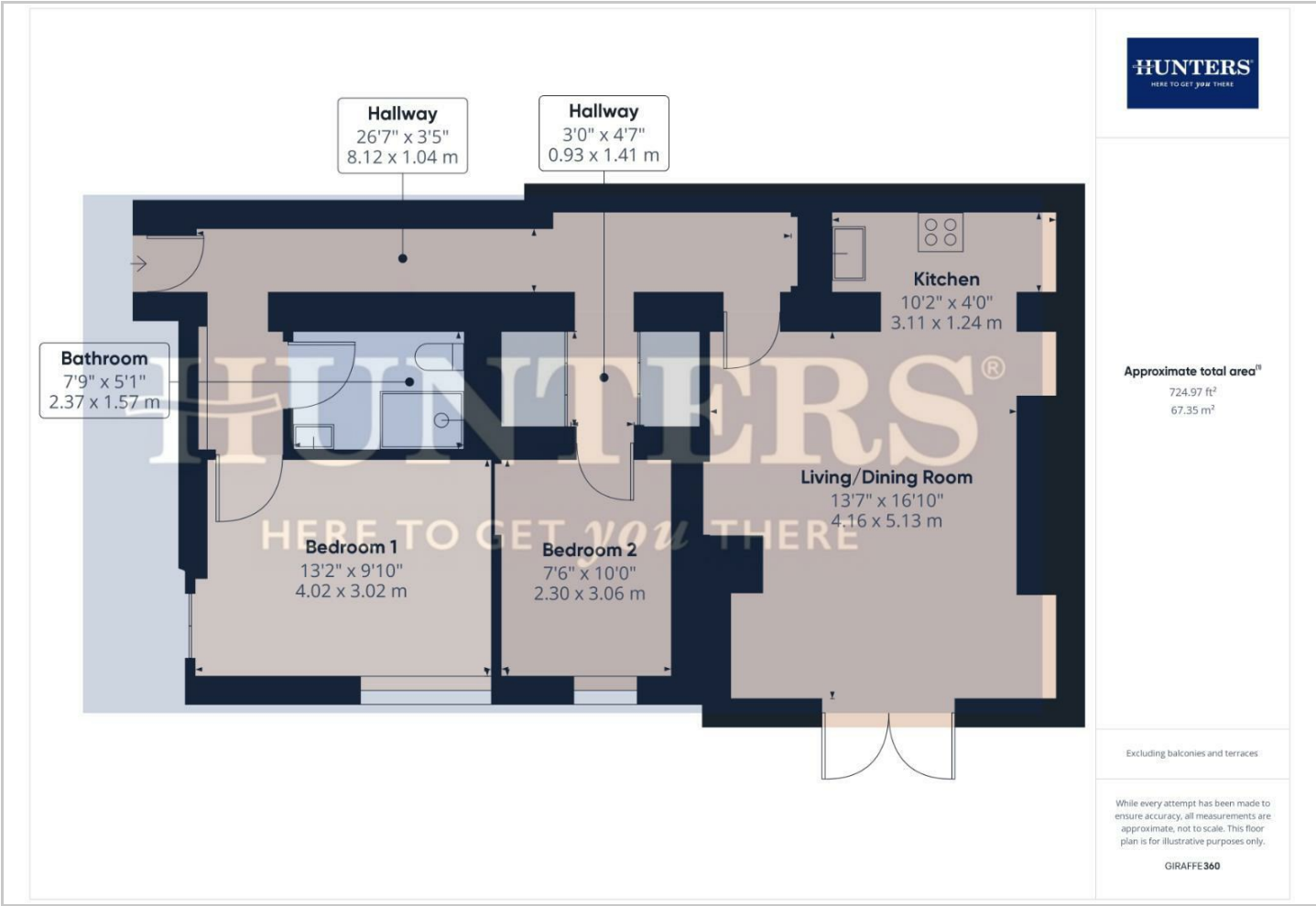
Hybrid Map



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.