

# HUNTERS<sup>®</sup>

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## Chapman Way

GL51 3NE

Asking Price £180,000



Council Tax: B



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Hunters of Cheltenham are delighted to bring this superb two double bedroom, First Floor purpose-built luxury apartment to the sales market. The property comes complete with a carport and off-road parking and is offered for sale with no onward chain.

Chapman Way is a small development of cottage style houses and apartments built by the highly regarded local builder Messrs Robert Hitchens. The singular block of flats is set behind a private lawned area with parking to the rear. Chapman Way is ideally located, being just 1.2 miles from Montpellier Gardens and the vast array of surrounding cafes, bars, and restaurants. In the other direction, the property is just 6 minutes' drive to the M5 Junction 11 (taken from Google Maps).

The property offers the following accommodation:

The entrance hall has several storage cupboards, which are very useful and convenient in an apartment. The luxurious 16'+ living room has a small box bay window to one side and is open to the kitchen. The kitchen/breakfast room has a quirky appearance with a characterful shape and is open to the living room. Both bedrooms can host a double bed and the bathroom is fitted with a high gloss white suite.

Outside, the property offers an off-road parking space and an additional carport.

This fine property would make either an ideal first buy or investment property. The benefit of being purpose built is that this block was designed to be flats which is often better than a building that has been converted. The block appears to be well run by the reputable Managing Agents Ash & Co and boasts of a long 999-year lease with over 960 years remaining.

This fabulous apartment comes highly recommended so please call Hunters today to arrange an appointment to view.

- First Floor Two Bedroom Luxury Flat
- Kitchen / Breakfast Room
- Two Double Bedrooms
- Located in Hatherley
- Council Tax Band B | EPC Rating C

- Built Purpose with Carport + Off Road Parking
- Large 16'+ Living Room
- Fitted Bathroom
- No Onward Chain
- TENURE: Leasehold with 961 years remaining

### Living Room

16'4" x 12'0" (4.99 x 3.66)

### Kitchen/Breakfast Room

14'7" x 10'9" (4.45 x 3.29)

### Bedroom One

13'0" x 11'8" (3.97 x 3.56)

### Bedroom Two

9'8" x 8'9" (2.97 x 2.67)

### Bathroom

8'7" x 5'11" (2.64 x 1.81)



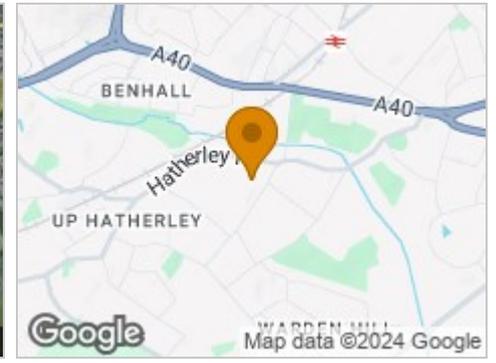
## Road Map



## 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>		
(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>	80	85
	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.