

# HUNTERS®

HERE TO GET *you* THERE



## Imperial Gate

Imperial Lane, Cheltenham, GL50 1PR

Guide Price £285,000



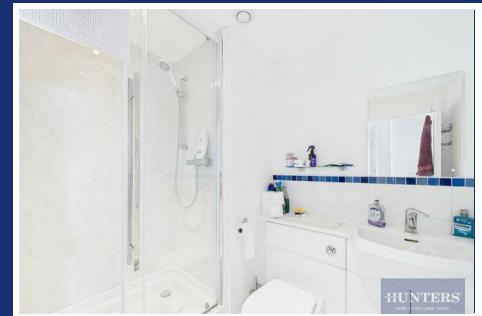
Council Tax: C



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Hunters Estate Agents are delighted to offer this fabulous top floor modern two double bedroom two-bathroom luxury apartment, located in the centre of the famous Cheltenham Promenade area. This fine property comes complete with a secure gated underground allocated parking space.

The elevated position enjoys views across the roof tops of central Cheltenham. Access to all floors is obtained via the modern lift with a staircase backup.

Imperial Gate not only boasts of its own well tendered grounds for the use of all residents, it is also just a short 3-minute walk (from google maps) to the famous Montpellier Gardens which spends the summer months full of people taking in the peaceful surroundings of THE central landmark of Cheltenham. The Town Hall is just 1-minute walk away and hosts a consistent menu of high-end entertainment acts and displays.

The property offers newly decorated rooms throughout, and every room has just received brand new floor covering. The accommodation is as follows:

The entrance hall is L shaped and offers an airing cupboard and further storage. The nearly 20' living/dining room is a wonderful space with an open plan feel. There is enough room to house a sitting room area and a dining room area. The kitchen sits just off the living room and is fully fitted with attractive modern units. Both bedrooms are double with bedroom one having its own en-suite leaving the second bedroom to enjoy exclusive use of the main bathroom.

The well-maintained communal entrance gives access to the allocated car parking space. Access to the exclusive parking is from a drive next to the entrance with a high security gate always keeping your car safe. From the carpark, residents can also gain access to the private gardens.

This is a truly exceptional apartment being offered at a very attractive price with **NO ONWARD CHAIN**.

All viewings are by appointment only.

- **Two Double Bedroom Penthouse Apartment**
- **Lift Access**
- **Located in Cheltenham's Trendy Promenade Area**
- **Fabulous Views**
- **Council Tax Band C | EPC Rating C**
- **Under Ground Secure Parking**
- **Newley Decorated with New Flooring Throughout**
- **Two Bathrooms**
- **Lease with 970+ Years Remaining at £2,802.74 per annum**
- **Tenure - Leasehold**

**Living Room**  
15'7" x 19'6" (4.76 x 5.95)

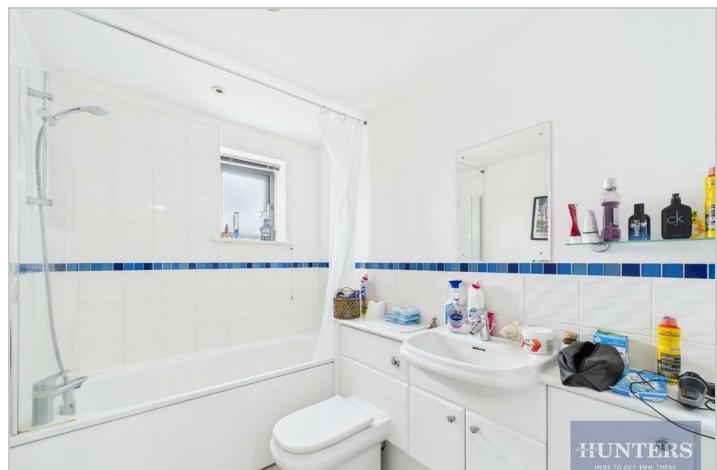
**Kitchen**  
8'11" x 9'10" (2.72 x 3.01)

**Bathroom**  
5'8" x 8'5" (1.74 x 2.57)

**Bedroom One**  
13'0" x 11'4" (3.97 x 3.46)

**Bedroom Two**  
9'7" x 16'11" (2.93 x 5.17)

**En-Suite**  
5'10" x 7'0" (1.79 x 2.15)



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