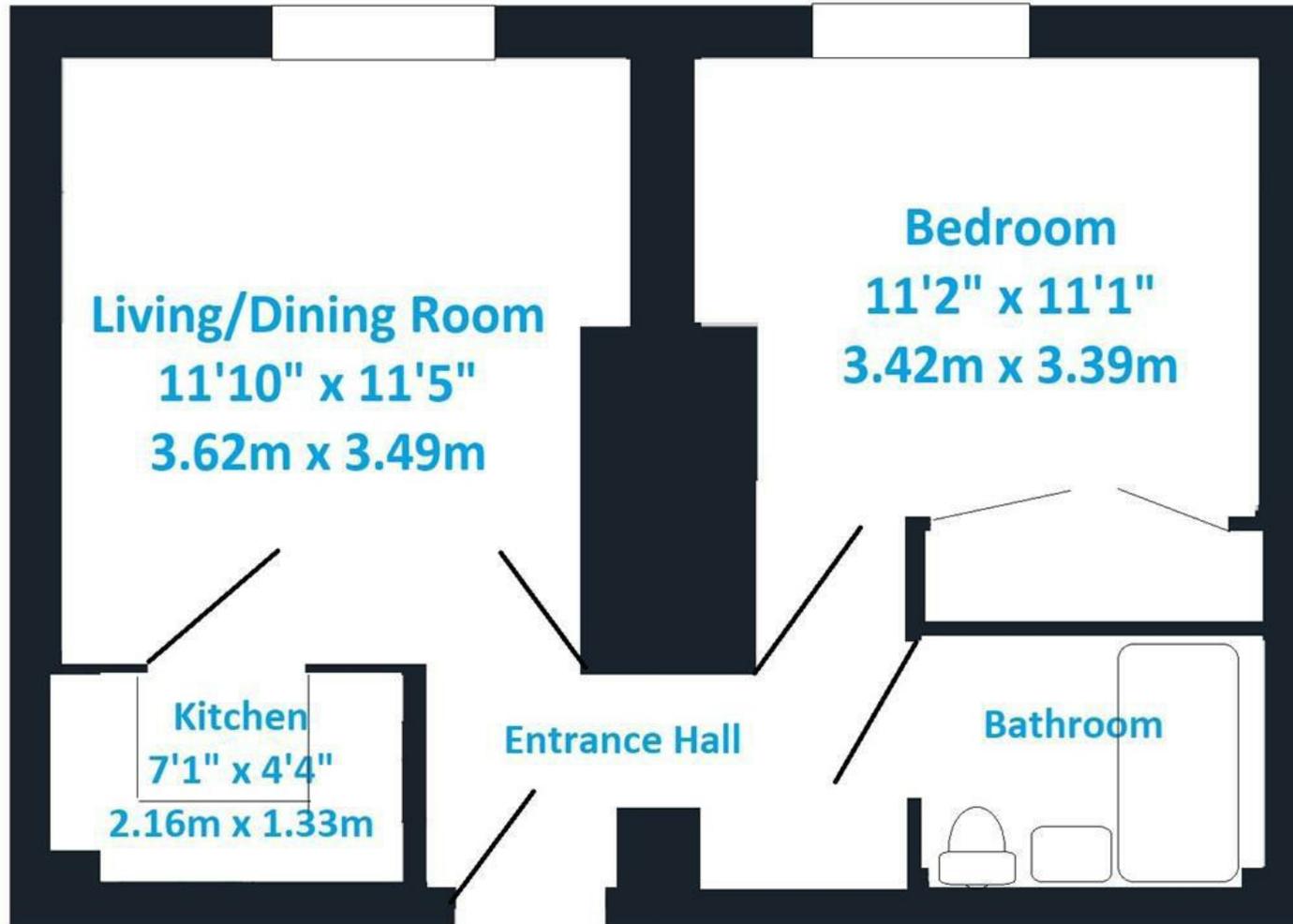


***7 MERCIAN COURT, PARK PLACE, CHELTENHAM, GL50 2RA***

***£950 PCM***

***CHELTENHAM COUNCIL TAX BAND A***

**Flat 7, Mercian Court**  
**FLOORPLAN FOR GUIDANCE ONLY - NOT TO SCALE**



**Approximate Total Area**  
**359 sq ft (33.39 sq mt)**



Beautifully Refurbished OVER 60's Apartment – found of the Ground Floor of this attractive period building with lovely views over the established communal gardens.

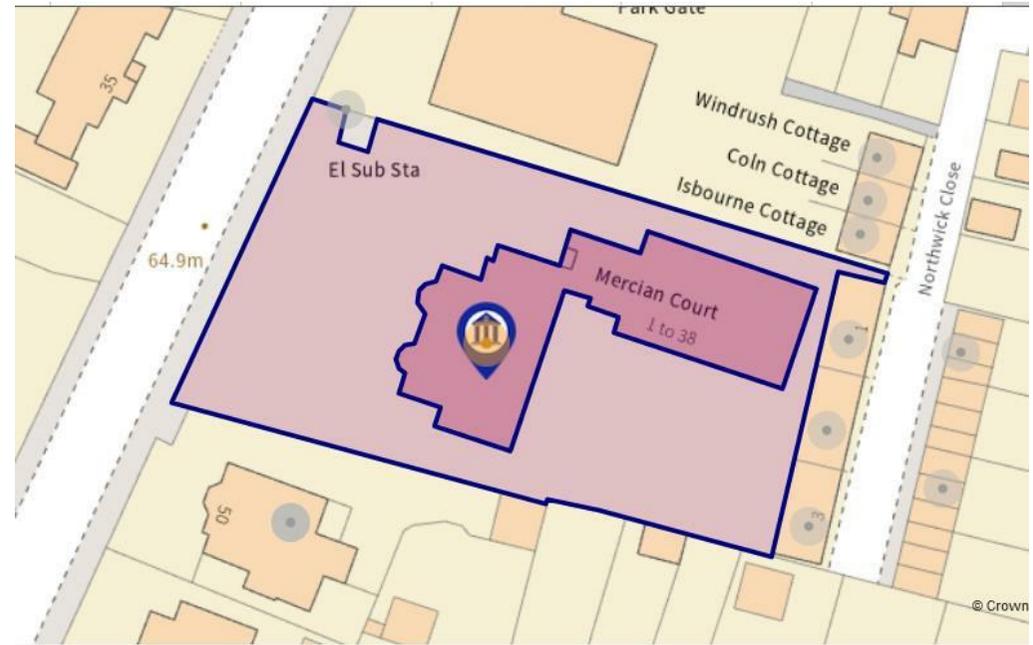
Modernisation including redecoration, new carpets, new well thought out kitchen with oven, hob and fridge, re-fitted spacious bathroom with walk-in shower, pleasant living room and double bedrooms with fitted wardrobes.

Mercian Court has a house manager, security alarm system, communal facilities include residents' lounge, laundry, gardens and parking.

Pets allowed with prior consent.

Ideally situated for access to the Bath Road shopping facilities, Montpellier, The Promenade4 and Town Centre.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<b>Local Authority</b> Cheltenham	<b>Council Tax</b> Band: A Annual Price: £1,506
<b>Conservation Area</b> Central	<b>Flood Risk</b> Low
<b>Floor Area</b> 387 ft <sup>2</sup> / 36 m <sup>2</sup>	<b>Plot Size</b> 0.81 Acres (2 Plots)
<b>Mobile Coverage</b> EE ● Vodafone ● Three ● O2 ●	<b>Broadband</b> Basic 16 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps
<b>Satellite / Fibre TV Availability</b> BT ✓ Sky ✓ Virgin ✓	



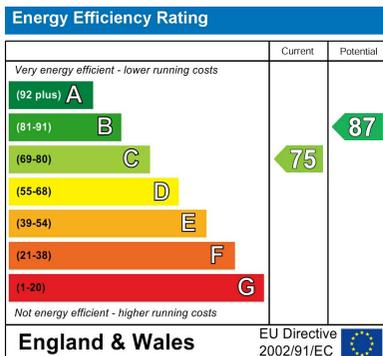


All information subject to legal confirmation

Important Notice: SureLet Cheltenham Ltd have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the Seller(s).

SureLet Cheltenham Ltd may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum.



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