

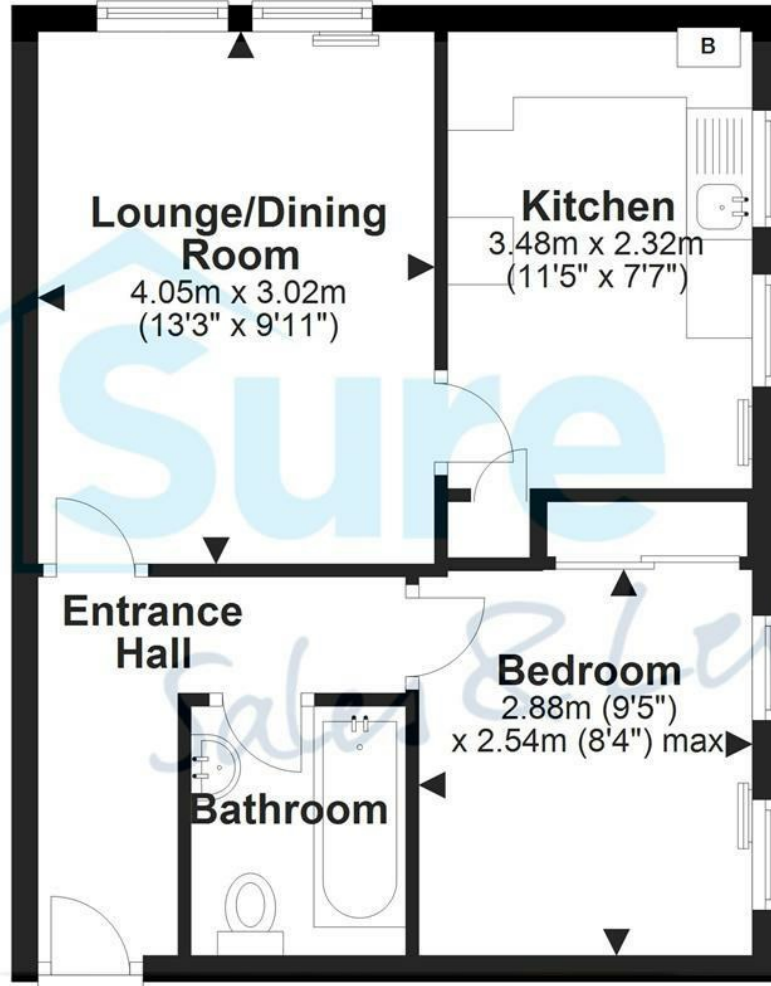
***FLAT 5 BATHVILLE MEWS, CEDAR COURT ROAD, CHELTENHAM, GL53 7RE***

***£875 PCM***

***CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND A***

# First Floor

Approx. 38.2 sq. metres (411.6 sq. feet)



Total area: approx. 38.2 sq. metres (411.6 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.  
Plan produced using PlanUp.



PLEASE EMAIL YOU ENQUIRY IN THE FIRST INSTANCE - Undergoing Redecoration this is a well presented First Floor Apartment in the sough after “Cedar Court” complex on the Bath Road, just a short stroll from Cheltenham Town Centre and Leckhampton High Street. This property offers a good size Lounge, Fitted Kitchen with Cooker and Fridge, and Bathroom with Electric Shower over Bath. The property further benefits from having Gas Central Heating, Double Glazing, Off Road Parking, Door Entry Phone System as well as being centrally located to the Amenities that Cheltenham has to offer.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 77 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### Local Authority

Gloucestershire

### Council Tax

Band: A  
Annual Price: £0  
Additional Cost: £0.00 

### Conservation Area

Central

### Flood Risk

No Risk

### Floor Area

409 ft<sup>2</sup> / 38 m<sup>2</sup>

### Plot Size

0.10 Acres

### Mobile Coverage

EE   
Vodafone   
Three   
O2 

### Broadband

Basic 16 Mbps  
Superfast 66 Mbps  
Ultrafast 1000 Mbps


### Satellite / Fibre TV Availability

BT   
Sky   
Virgin 





**Energy Efficiency Rating**

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   | 77                         | 79  |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

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