



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

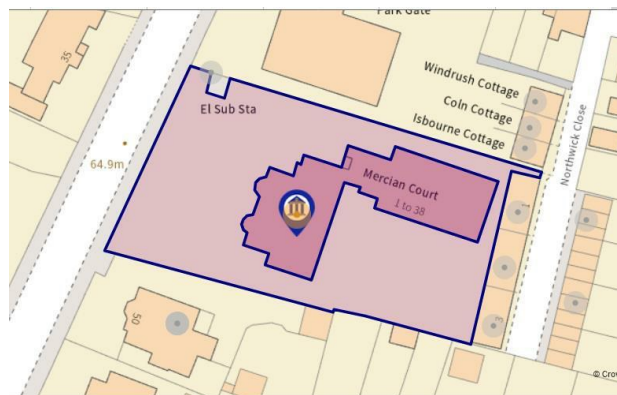
**ASKING PRICE £82,500 - LEASEHOLD**

**CHELTENHAM BOROUGH COUNCIL - BAND A**



Superbly renovated raised ground floor RETIREMENT APARTMENT found in this popular location within reach of The Suffolks, Montpellier and the Bath Road shops in Leckhampton. This delightful apartment offers new carpets and redecoration throughout together with a new kitchen and replacement suite in the bathroom (with large walk in shower) it also has views of the communal gardens from the living room and bedroom is Highly Recommended for viewing. FOR THE OVER 60's, we are informed.

There is a Development Manager and a 24 hour emergency Appello call system. Also with communal lounge, a communal laundry facility, sun lounge, and a guest suite that can be booked via the Development Manager. Also with Residents' car park to the front.



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		



We are verbally informed of the following:-

Leasehold - 99 years from 1986 - 61 years remaining  
Ground Rent £96 per annum Maintenance Charge £2,703

The current lease, we are told, allows for resident's over the age of 60 to reside as long as they are full time retired. Whilst this lease doesn't stipulate that the flat can be let out, we understand from our research the Freeholders have no issue with the properties being let.

PLEASE GET LEGAL ADVICE FOR CLARIFICATION

Council Tax: We are informed by Cheltenham Borough Council that the property is in Band 'A'.

Services: We are informed by the seller(s) that there is mains water, electricity and drainage currently connected (to be confirmed).

Viewing: By appointment with the Sole Agents

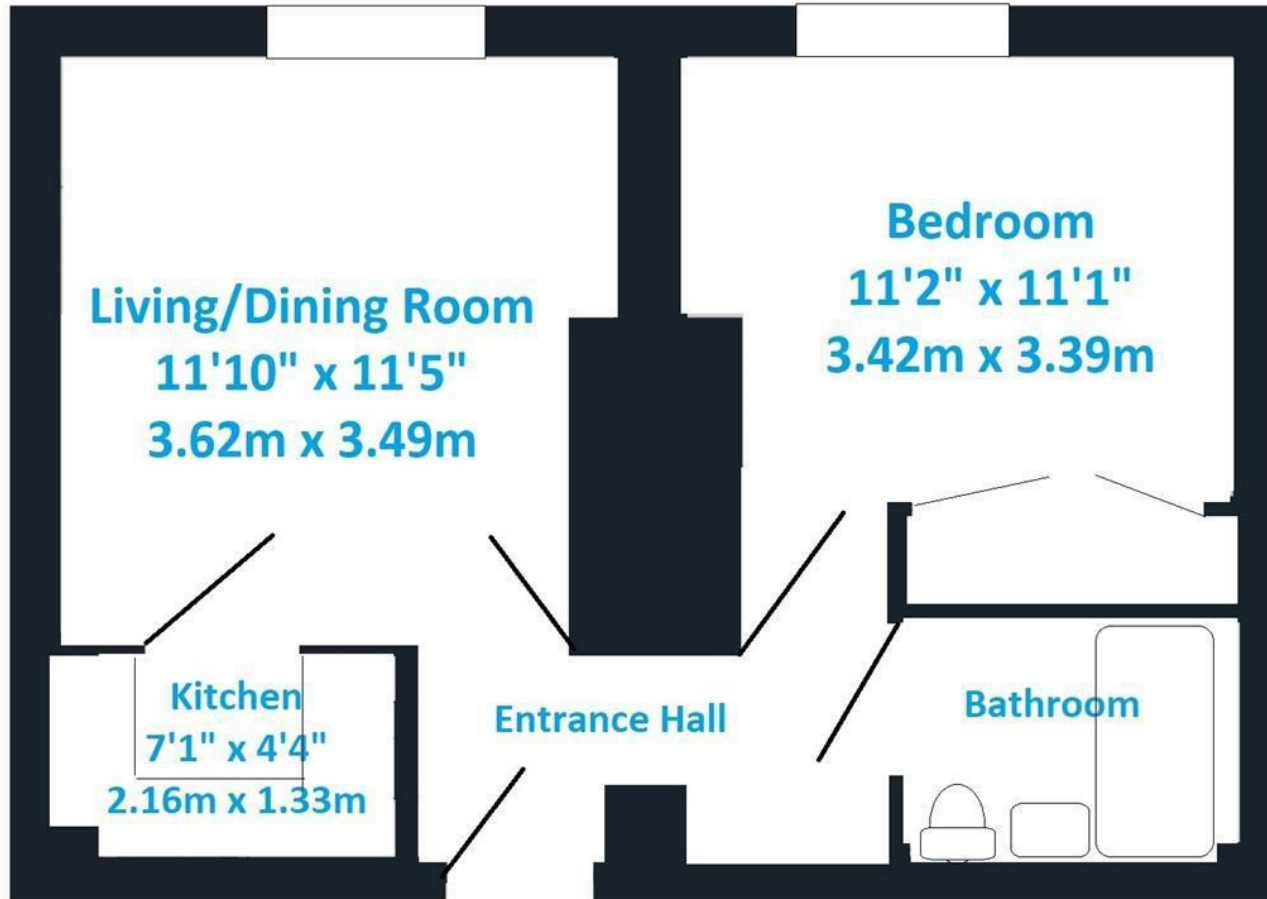
All information subject to legal confirmation

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.

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



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





**Council Tax:** We are informed by cheltenham that the property is in Band A.

**Services:**

We are informed by the seller(s) that there is mains water, gas, electricity and drainage currently connected (to be confirmed).

**Tenure:** Leasehold

**Viewing:** By appointment with the Sole Agents

**All information subject to legal confirmation**

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**Sure Property Group 23 Bath Street, Cheltenham, Gloucestershire, GL50 1YA**  
**01242 261222/ 241200**  
**info@surecheltenham.co.uk**  
**www.surecheltenham.co.uk**

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**Registered in England No. 06926339 VAT Registration No. 975 5237 84**