

The background image is a photograph of a three-story white building with a dark roof and dormer windows. The building has several windows and two balconies with black railings. It is situated behind a stone wall and a black metal fence. A large tree is on the left, and a brick wall is on the right. The sun is shining from behind the tree on the left, creating a lens flare. The sky is blue.

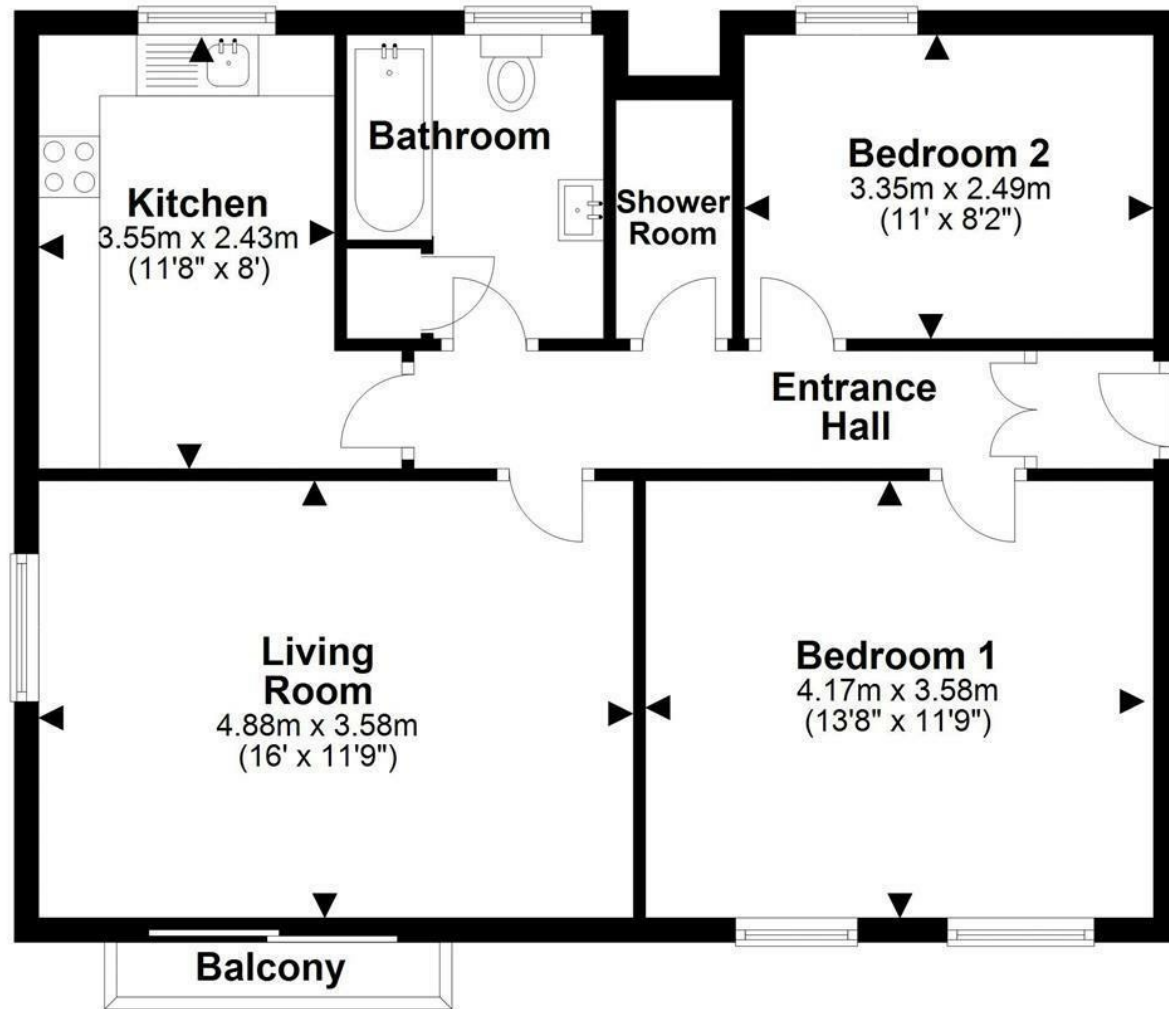
**8 CHRISTCHURCH COURT, 77 CHRISTCHURCH ROAD, CHELTENHAM, GL50 2PZ**

**OFFERS IN EXCESS OF £205,000**

**LEASEHOLD CHELTENHAM COUNCIL TAX BAND C**

## Second Floor

Approx. 65.8 sq. metres (708.2 sq. feet)



Total area: approx. 65.8 sq. metres (708.2 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.



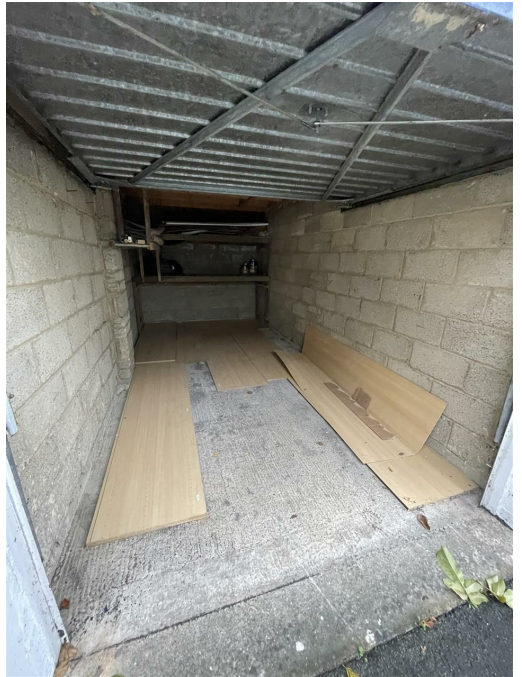
Having recently undergone some refurbishment the spacious apartment is located on the second floor (accessible via lift or stairs) has TWO DOUBLE BEDROOMS, a GARAGE, large living/dining room with patio doors to balcony and window to side having a south/south easterly aspect, refitted kitchen units and work surface also with small breakfast bar and appliances including oven, hob, dishwasher and washing machine. There is a bathroom with panelled bath (shower over), wc and wash basin also housing the airing cupboard and a separate shower room.

Held on a long lease with share of freehold. Monthly maintenance charge: £110. The building has recently undergone redecoration and, we understand, has had a new roof installed. NO CHAIN MUST BE SEEN











#### Tenure

Leasehold

Lease Start Date **BETA**

27 Sep 2006

Lease Term **BETA**

999 years from 25 March 1980

Lease End Date **BETA**

25 Mar 2979

Lease Term Remaining **BETA**

954 years

|                                                          |                                                                      |
|----------------------------------------------------------|----------------------------------------------------------------------|
| Local Authority<br>Gloucestershire                       | Council Tax<br>Band: C<br>Annual Price: £2,007                       |
| Conservation Area<br>Central                             | Flood Risk<br>Very low                                               |
| Floor Area<br>699 m <sup>2</sup> / 65 m <sup>2</sup>     | Plot Size<br>0.06 Acres (2 Plots)                                    |
| Mobile Coverage<br>EE<br>Vodafone<br>Three<br>O2         | Broadband<br>Basic 9 Mbps<br>Superfast 80 Mbps<br>Ultrafast 327 Mbps |
| Satellite / Fibre TV Availability<br>BT<br>Sky<br>Virgin |                                                                      |

For commuters and travellers, excellent transport links are close at hand via the Leckhampton and Shurdington Road bypass, providing swift access to the A40, M5 (North and South), and nearby towns such as Gloucester, Swindon, and Cirencester.

All information subject to legal confirmation

Important Notice: SureLet 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 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

| 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>                            | 73                      | 80        |
| (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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



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