

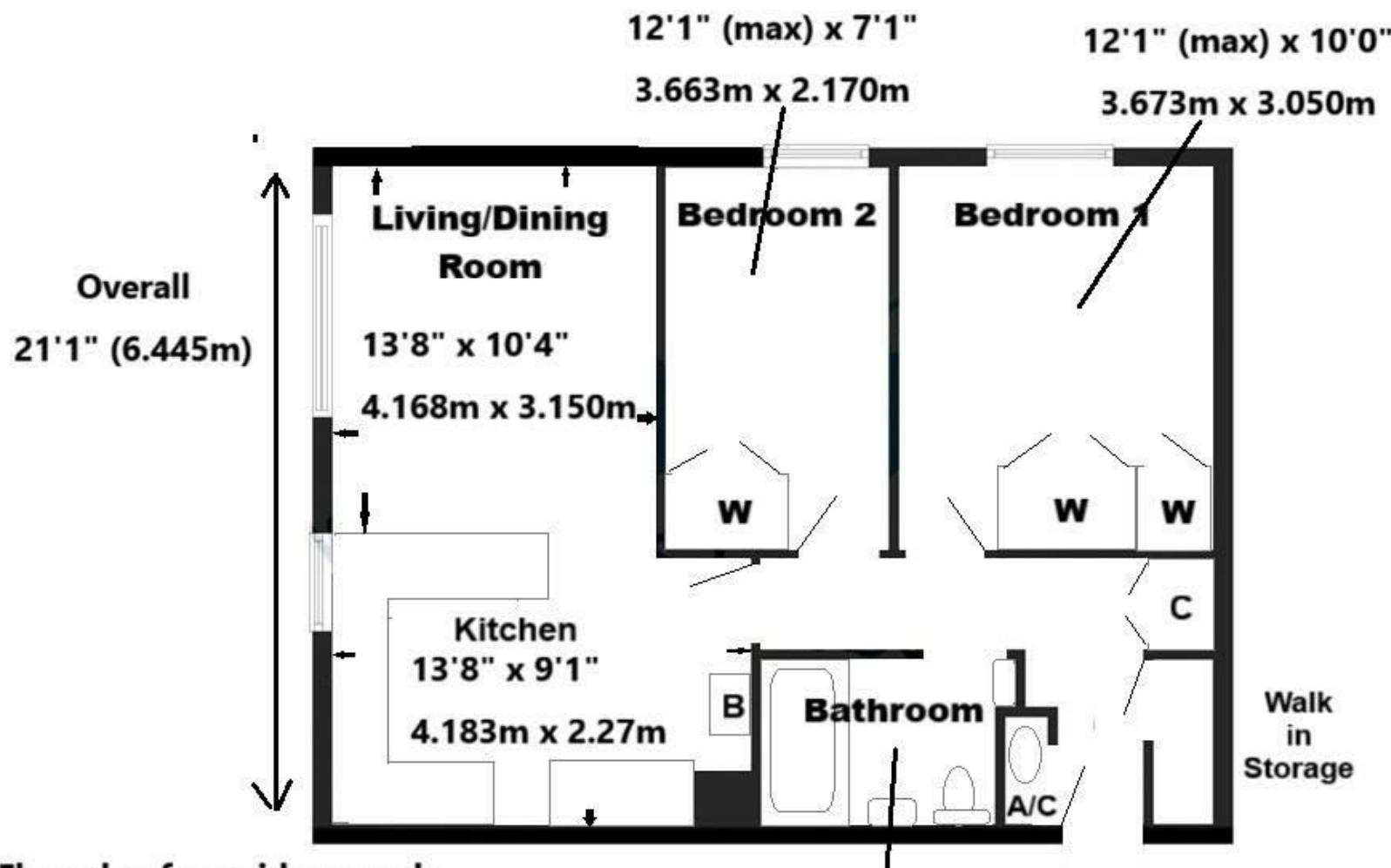


22 JAMES DONOVAN COURT, HEWLETT ROAD, CHELTENHAM, GL52 6UF

GUIDE PRICE £130,000

LEASEHOLD CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND B

22 James Donovan Court



Floorplan for guidance only

not to scale

All measurements are approximate



SHARED OWNERSHIP AVAILABLE - ARE YOU OVER 55 YEARS OLD? A highly recommended two bedroom second floor apartment accessed via stairs or lift. The apartment is located at the front of the building and as such has far reaching views. Whilst some updating is required it is nonetheless a pleasant flat offering L shaped entrance hall with a large storage cupboard and built-in small cupboard, bathroom, TWO DOUBLE BEDROOMS both with wardrobes, large open plan living/dining/kitchen not forgetting double glazing and gas central heating.









| | | |
|--------------------------------|---|---|
| Leasehold | Lease Start Date <small>BETA</small> 13 Sep 2010 | Lease End Date <small>BETA</small> 12 Oct 2082 |
| Lease Term <small>BETA</small> | 99 years from 12.10.1983 | Lease Term Remaining <small>BETA</small> 56 years |
| Local Authority | Council Tax Band: B | Annual Price: £1,756 |
| Gloucestershire | Conservation Area <small>?</small> No | Flood Risk Very low |
| | Floor Area 613 ft ² / 57 m ² | Plot Size 0.18 Acres |
| | Mobile Coverage EE Vodafone Three O2 | Broadband Basic Superfast Ultrafast 14 Mbps 80 Mbps 1000 Mbps |
| | Satellite / Fibre TV Availability -- | |

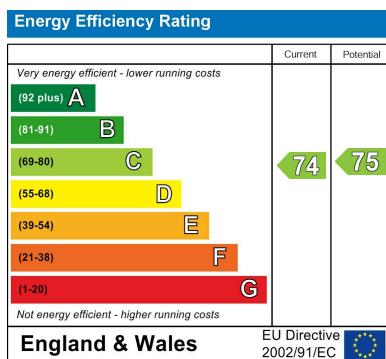
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|--|---|
| Land Registry | Title Number(S) GR447455 |
| Leasehold | Lease Start Date <small>BETA</small> 05 Jul 2020 |
| | Lease End Date <small>BETA</small> 12 Oct 2082 |
| Lease Term <small>BETA</small> | 99 years from and including 12 October 1983 |
| Lease Term Remaining <small>BETA</small> 56 years | |
| Local Authority | Council Tax Band: B |
| Gloucestershire | Annual Price: £1,756 |
| Conservation Area <small>?</small> No | Flood Risk Very low |
| | Plot Size 0.02 Acres |
| | Floor Area 592 ft ² / 55 m ² |
| | Broadband Basic Superfast Ultrafast 14 Mbps 80 Mbps 1000 Mbps |
| | Mobile Coverage EE Vodafone Three O2 |

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



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