



**18 HATHERLEY HALL HATHERLEY ROAD
, CHELTENHAM
GL51 6EQ**

ASKING PRICE £67,000 - LEASEHOLD

CHELTENHAM BOROUGH COUNCIL

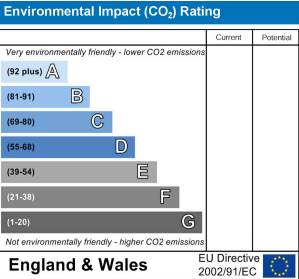
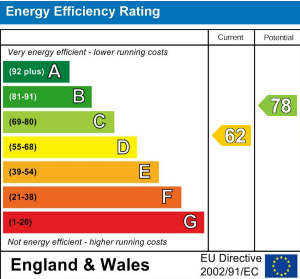


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
70-80	C		78 C
56-68	D	62 D	
40-54	E		
21-38	F		
1-20	G		

A recommended first floor apartment specifically for the over 60's in the popular residential area of Hatherley. Whilst some improvement would be beneficial, the accommodation comprises living/dining room, kitchen, double bedroom with built-in storage cupboard and bathroom. The property benefits from double glazing and electric heating. There is also a communal residents' lounge, laundry room, cloakroom and first come first served car park together with attractive gardens. HIGHLY RECOMMEND TO VIEW ASAP.

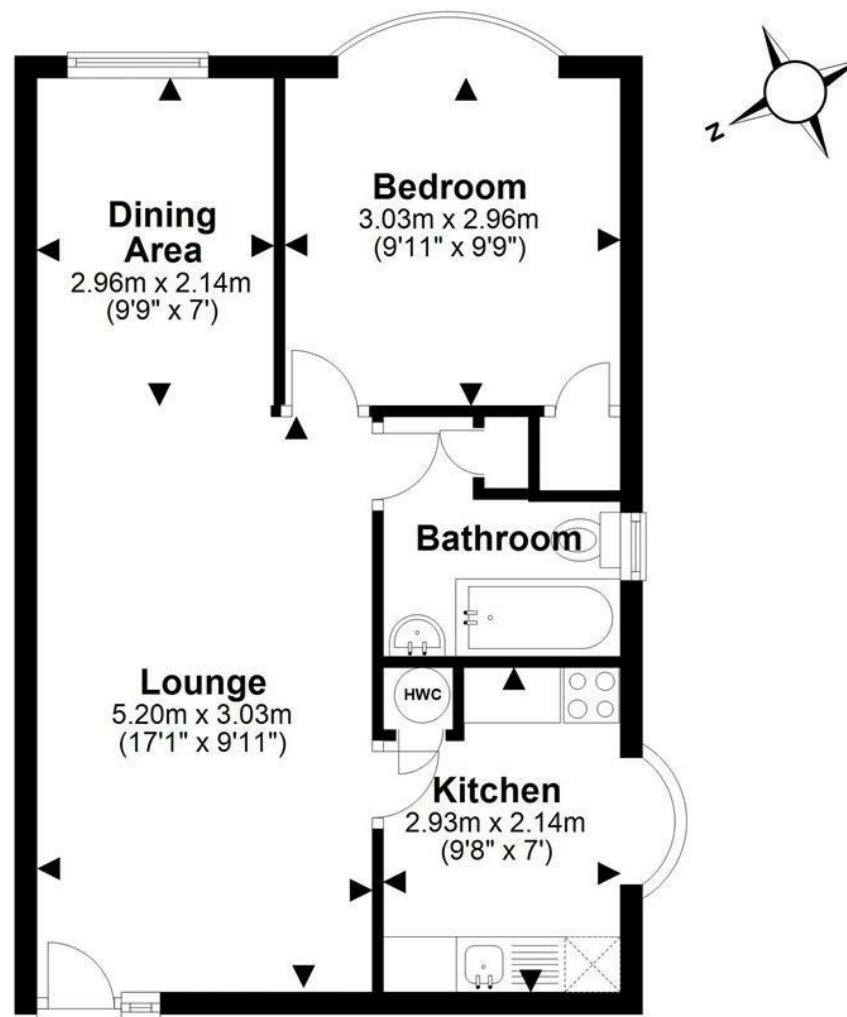






Top Floor

Approx. 44.0 sq. metres (473.9 sq. feet)



Total area: approx. 44.0 sq. metres (473.9 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.

FLAT 18, CHELTENHAM

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, gas, electricity and drainage currently connected (to be confirmed).

Tenure: Leasehold

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.

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