



**St. James Court Knapp Road, Cheltenham GL50 3QQ**

**£140,000**



## St. James Court Knapp Road, Cheltenham GL50 3QQ

• First floor apartment • Modern kitchen and bathroom • Close to town centre • Gas central heating and double glazing • Double bedroom with fitted wardrobe • Well presented throughout • Potential rental income of £850 PCM • Leasehold - Share of freehold. 997 years remaining • Cheltenham Council, Tax Band A - £1,570.76 (2026/2027) • EPC rating C79



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### Entrance Hall

Grants access to the bedroom, living/dining room and;

### Bathroom

WC, handwash basin, bath with shower, heated towel rail

### Living/Dining Room

Double-glazed window to front aspect, radiator, door to:

### Kitchen

Double-glazed window to front elevation, matching wall and base units with worktops over, four-ring electric hob with extractor fan, stainless steel one bowl sink with drainer, integrated fridge freezer and dishwasher

### Bedroom

Double-glazed window to side aspect, radiator, built in wardrobe

### Outside

Outside of the property features off-road parking and communal grounds

### Location

The area benefits from convenient access to

many amenities, including supermarkets, doctors, and schooling. A short distance away, you will find the town centre and the ever-popular Brewery Quarter, offering bars, restaurants, and leisure facilities. Cheltenham train station is close by, offering a direct train line to London Paddington station.

### Material Information

Tenure: Leasehold- share of freehold. 999 years from 2024 /, 997 Lease remaining years. Management company- Cambray Property Management LTD . Service Charge - £1200 per annum including ground rent.

Council tax band: Tax Band A

Local authority and rates: Cheltenham Borough Council, £1,570.76 (2026/2027)

Electricity supply: Mains

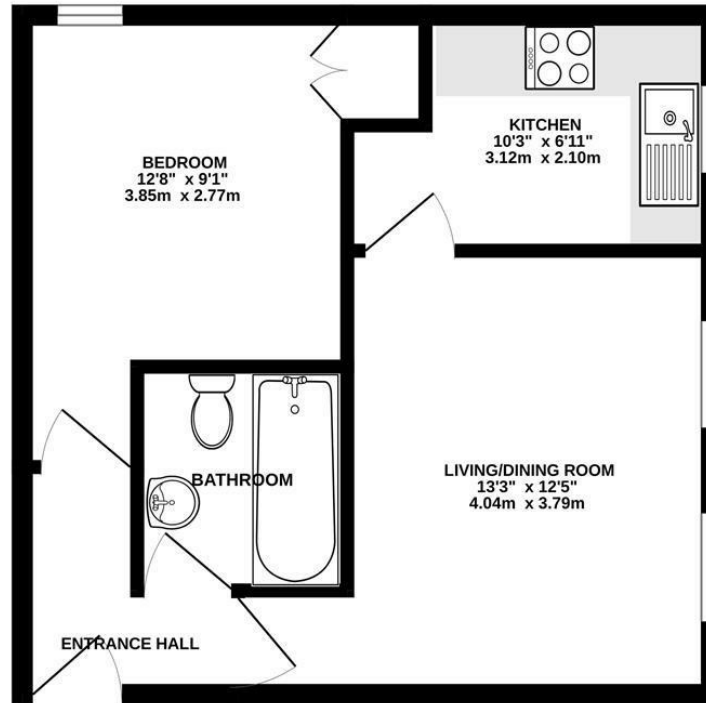
Water supply: Mains Sewerage: Mains Heating: Gas

Broadband speed: Standard 16 Mbps, Superfast 229 Mbps, and Ultrafast 1800 Mbps.

Mobile phone coverage: Vodafone (Likely), EE (Likely), Three (Likely) and O2 (Likely).



GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 366 sq.ft. (34.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

