



**Glebe Farm Court, Up Hatherley GL51 3EB**  
**£165,000**





# Glebe Farm Court, Up Hatherley GL51 3EB

• No onward chain • Communal lounge and scheme manager • First floor retirement apartment for the over 55's • Modern shower room • Stairlift • Beautiful communal gardens • Annual Maintenance Charge: £3741 per annum (2024) • Leasehold 125 years from 15/07/1993 - 94 years remaining • Cheltenham Borough Council - £2,009.34 per annum(2025/2026) • EPC rating C74



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**£165,000**

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**www.naylorpowell.com**

## Entrance Hall

Stairs leading up to the apartment with stair lift.

## Inner Hall

Doors to all rooms, airing cupboard.

## Living/Dining Room

A Juliet balcony overlooks the well-maintained communal gardens, window to the side elevation, feature fireplace, and electric night storage heater.

## Kitchen

Window to the front elevation, a range of matching base and wall units with work surface over, inset one bowl stainless steel sink with drainer unit, integrated electric hob and electric ovens, space for a washing machine, and freestanding fridge freezer, tiled splash backs, laminate flooring.

## Bedroom One

Large main bedroom, window to the side elevation, built in wardrobes, electric night storage heater.

## Bedroom Two

Velux windows, electric night storage heater.

## Shower Room

Recently refurbished shower room, spacious walk-in shower, WC and wash hand basin, electric night storage heater.

## Outside

There are beautifully maintained communal gardens with

seating areas. A communal car park, residents lounge, and scheme manager's office.

## Location

Glebe Farm Court is a secluded retirement development in Up Hatherley very near to a large supermarket, doctor's surgery, community centre, and library. There is an excellent local bus service providing access to the Town Centre. The development has beautiful communal gardens, a car park, a communal lounge, and a scheme manager.

## Material Information

Tenure: Leasehold 125 years from 15/07/1993 - 94 years remaining. Annual Maintenance Charge: £3741 per annum (2024). To include building insurance, window cleaning, cleaning of communal areas, estate manager, and gardening. There is no ground rent. Service charges are reviewed yearly in September.

Management company: Anchor Hanover

Council Tax Band: C

Local Authority and rates: Cheltenham Borough Council, £2,009.34(2025/2026)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

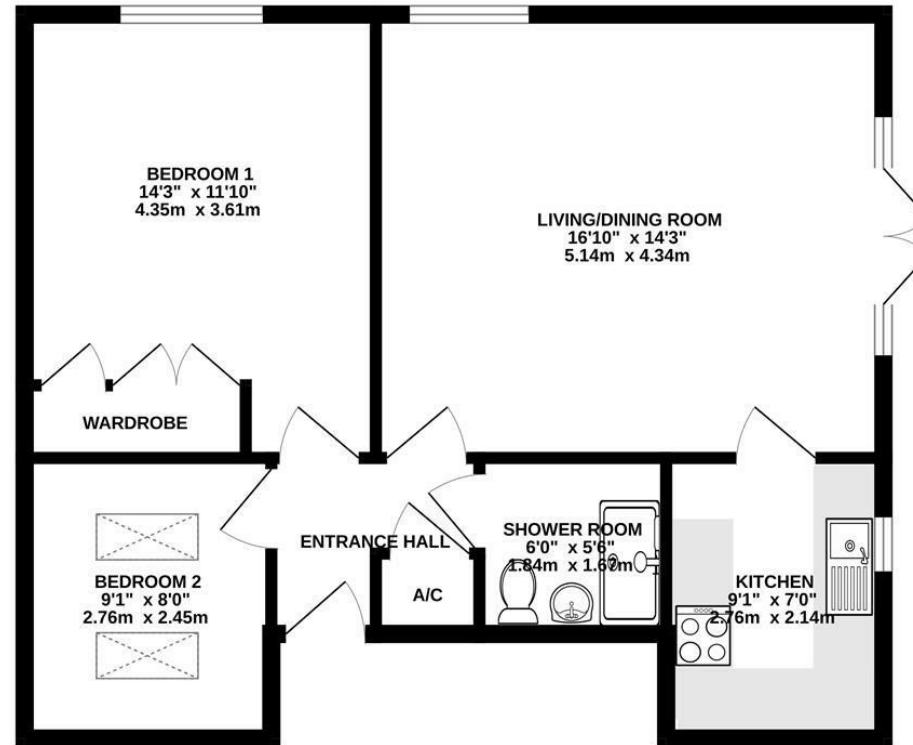
Heating: Electric

Broadband speed: Standard -13 Mbps, Superfast - 80 Mbps, Ultrafast - 1000 Mbps

Mobile phone coverage: EE, Three, Vodafone, and O2 are all likely.



FIRST FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 605 sq.ft. (56.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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