



**Glebe Farm Court, Cheltenham GL51 3EB**

**£210,000**



## Glebe Farm Court, Cheltenham GL51 3EB

- Ground floor retirement apartment for the over 55's
- No onward chain
- Communal lounge and scheme manager
- Beautiful landscaped communal gardens
- Garage
- EPC Rating D68

**£210,000**

### Accommodation

Communal hallway with useful under-stairs storage cupboard. The front door opens into the hallway with airing cupboard and doors to both bedrooms, the bathroom, and the lounge/diner. The lounge/diner has an Adams style fireplace with marble hearth and electric fire in situ, window to the side aspect and French doors opening onto a patio and the communal gardens. The kitchen is fitted with a range of units with work surfaces over and wall cupboards above, high level electric double oven, electric hob, plumbing and space for washing machine, integrated under counter fridge and freezer, stainless steel sink with mixer tap and a window overlooking the front aspect. Both bedrooms have windows to the rear aspect, bedroom one has the benefit of fitted wardrobes to one wall and bedroom two a single fitted wardrobe. The bathroom comprises of a panelled bath with bath lift and shower over, low level flush WC and pedestal wash hand basin. The property has the additional benefit of a garage, estate manager and pull cord alarm system. Offered with no onward chain.

### Outside

To the front of the property is a small patio seating area and there are beautifully maintained communal gardens with seating areas. The property further benefits from a garage en bloc (5.1 x 2.5) with power and light, communal car park, residents lounge and scheme manager's office.

### Location

Glebe Farm Court is a small retirement development in Up Hatherley 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, car park, communal lounge and a scheme manager.

### Tenure, Services & Local Authority

Tenure: Leasehold. Monthly Maintenance Charge: £239.70 per month (2022). 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. (Anchor Hanover 20/05/2022)

Services: Mains Electricity, Water, and Drainage are believed to be connected.

Council Tax: Local Authority Cheltenham Borough Council - Tax Band C - £1,748.44 (2022/23)

Agents Note: Any potential purchaser will need to undergo an informal interview with the resident scheme manager.

### Directions

Leaving Cheltenham on the A46 towards Stroud, turn right on the first roundabout into Up Hatherley Way, at the next mini roundabout turn right into Caernarvon Road. Take the 2nd turning on the left into Hulbert Crescent and Glebe Farm Court can be found on the right, the car park is located under the archway. The property can be found on the right hand side of the development.



99 Salisbury Avenue, Cheltenham, GL51 3DA

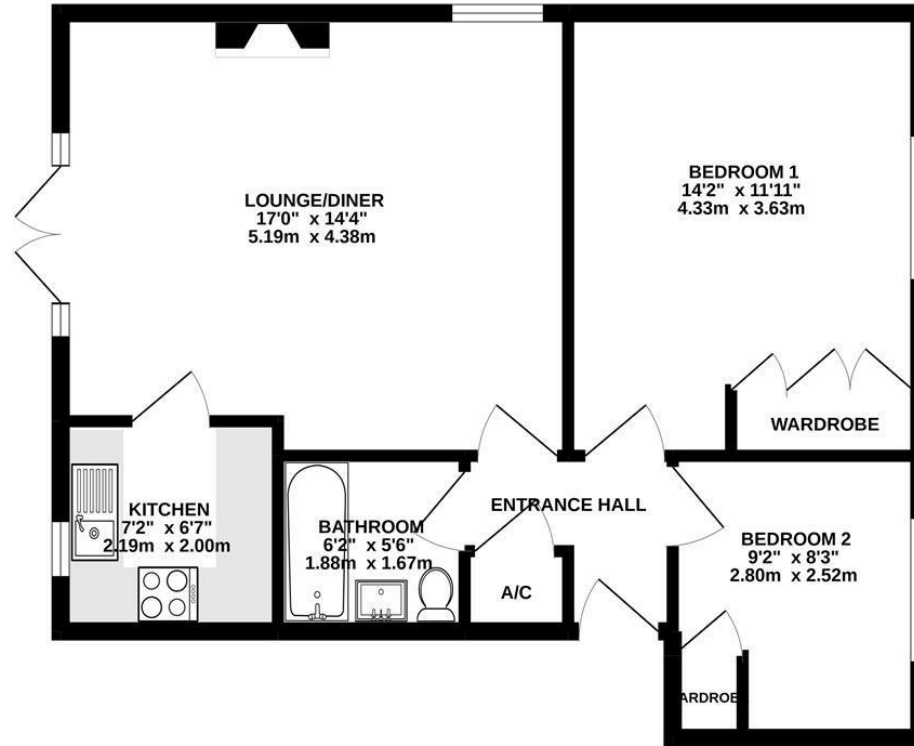
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GROUND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA - 578 sq.ft. (53.7 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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