



Glebe Farm Court, Cheltenham GL51 3EB

Asking Price £159,950



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• First floor retirement flat • Over 55's • Beautifully presented • Refitted kitchen • Pull cord alarm system & manager • EPC rating C73 • Close to local amenities & bus service



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Accommodation

From the communal hallway the stairs rise to the first floor. The front door opens into the hallway with airing cupboard and doors to both bedrooms, the shower room, the lounge/diner and kitchen. The kitchen has been beautifully refitted with a range of units with work surfaces over and wall cupboards over, high level double electric oven, ceramic hob with stainless steel extractor hood over, under counter appliance spaces, 1 1/2 bowl stainless steel sink with mixer tap, integral dish washer, serving hatch to lounge/diner, window to front. The spacious lounge/diner has French doors to a Juliet balcony, marble fireplace with wooden surround and electric fire. Both bedrooms have windows to the rear, bedroom 1 has the benefit of fitted wardrobes to one wall. The beautifully tiled shower room has a white suite comprising double shower cubicle with glazed door and seat, low level flush WC, pedestal wash hand basin, shaver point and heated towel rail. This well presented property has the additional benefit of Fischer electric radiators, a communal lounge, estate manager and pull cord alarm system. With its close proximity to local facilities and excellent bus services, viewing is highly recommended.

Outside

Communal gardens and car parking.

Location

Glebe Farm Court is a small retirement development in the heart of Up Hatherley near to a large supermarket, doctors surgery, community centre and library. There is an excellent local bus service providing access to the Town Centre.

Tenure, Services and Local Authority

Tenure: Leasehold - Monthly Maintenance Charge:

£209.39 per month

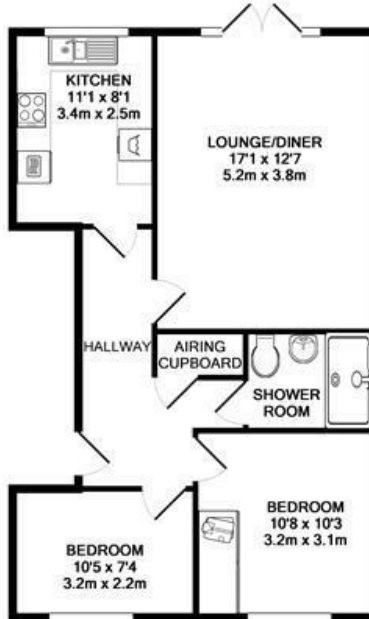
Services: Mains Electricity, Water and Drainage are believed to be connected.

Council Tax: Local Authority Cheltenham Borough Council - Tax Band C - £1,567.52 (2019/20)

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. As you enter the development the car park can be found by following the drive under the arch. The property can be found on the right just under the arch.





TOTAL APPROX. FLOOR AREA 633 SQ. FT. (58.8 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

