

31 WITHYHOLT COURT,
MOOREND ROAD, CHARLTON KINGS, CHELTENHAM, GLOUCESTERSHIRE, GL53 9BQ



31 WITHYHOLT COURT

This first floor 2/3 bedroom purpose built apartment offers generous accommodation which has been significantly and recently upgraded. The property enjoys a lovely outlook over the magnificent manicured communal gardens, the Lilley Brook and to Leckhampton Hill beyond.

- Communal entrance hall with stairs and lift to the first floor where a solid apartment door leads to a spacious reception hall with two cloak cupboards and an airing cupboard
- Large sitting room with lovely views over the manicured communal gardens to Leckhampton Hill
- Fitted kitchen with integrated appliances and archway through to the dining room/bedroom three
- Two further bedrooms including a beautifully appointed master bedroom with fitted wardrobes
- Two bath/shower rooms
- En-bloc single garage (Number 42)
- Walking distance of a number of local amenities
- Communal heating & chain free

DESCRIPTION

Withyholt Court is a purpose built development of two apartment blocks standing in magnificent gardens. Number 31 is located on the first floor and may be accessed by both lift and stairs. Significant improvements and alterations have been made to the property over the years including upgrading the kitchen and both bath/shower rooms. If a third bedroom is required, then we believe it would be relatively straight forward to convert the property back into its original layout.





SITUATION

Withyholt Court is a development of two apartment buildings standing in their own stunning manicured gardens and grounds which are intersected by the Lilley Brook. The Old village is within a ten minute walk providing several local shops, supermarkets, public houses, Parish and Roman Catholic churches. Cheltenham town centre is about one and a half miles distant and benefits from an excellent range of bespoke shops, restaurants and a plethora of internationally recognised festivals including literature, food, music and the national hunt festival at Prestbury Park Racecourse.

GENERAL INFORMATION

Cheltenham Borough Council: 01242 262626.
Council Tax Band: (D) - £1,678.71 pa. (2018/2019).

LEASE INFORMATION

Length of Lease: 999 years from 1965. (Leasehold).
Service Charge: Approx. £125 pcm.
Ground Rent: Approx. £140 pa.
Managing Agents: Cambray Property Management.

Viewings are strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Gross Internal Area = 88.9 sq m / 957 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
 please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Cheltenham Home Inspection © 2018