



Cedar Court, Humphris Place, Cheltenham GL53 7FB

£525,000

DESCRIPTION

A beautifully presented luxury over 55's apartment, situated within a gated community and boasting extensive, landscaped communal gardens. The apartment enjoys a private balcony, superior finish with high end fittings and generously proportioned accommodation.

The accommodation briefly comprises; an entrance hall, open plan sitting room/fitted kitchen/dining room and separate utility room, There are three double bedrooms, with an en-suite shower room to the master, and a family bathroom.

Further benefits include allocated parking, aforementioned large communal gardens, guest parking, gas centrally heated underfloor heating, lift access and a communal coffee lounge.

ENTRANCE HALL

Intercom door system. Underfloor Heating, Large cloaks cupboard with French doors. Coved ceiling. Cupboard housing the gas boiler.

SITTING ROOM

5.51m x 3.86m (18'1 x 12'8)

Two double glazed sash windows. Underfloor heating. Electric steam effect fire with remote control and sandstone surround and hearth. Coved ceiling. TV aerial point and Sky point (17mb Broadband). Double glazed French doors to balcony.

BALCONY

5.18m x 2.16m (17' x 7'1)

Accessed via the French doors leading from Sitting Room.

KITCHEN/DINING AREA

6.32m x 2.41m (20'9 x 7'11)

Ceramic tiled floor with underfloor heating. Down lighting. Coved ceiling. Opening through to:

KITCHEN AREA

Double glazed sash window. Ceramic tiled floor with underfloor heating. Granite work surfaces with inset stainless steel one and a half bowl sink unit with mixer tap. Low level cupboards and drawers. Integrated Bosh slimline dishwasher, Integrated Smeg fridge/freezer. Bosch inset four ring gas hob with cooker hood over, Bosch electric fan assisted oven, Bosch dual use high level oven (microwave and oven cook). Double glazed sash window. Down lighting.

UTILITY ROOM

2.06m x 1.55m (6'9 x 5'1)

Ceramic tiled floor with underfloor heating. Plumbing for washing machine. Laminate work surface. Down lighting. Storage cupboard.

MASTER BEDROOM

5.13m x 3.05m (16'10 x 10')

Double glazed sash window. "His and Hers" built-in wardrobes. Coved ceiling. TV aerial point. Door to:

EN SUITE SHOWER ROOM

2.36m x 1.73m (7'9 x 5'8)

Part ceramic tiled walls. Ceramic tiled flooring. Heated towel rail. Vanity style sink unit with mixer tap and built-in storage, low flush WC and over size shower cubicle with mains supplied shower. Down lighting. Extractor fan.

BEDROOM TWO

3.53m x 3.10m (11'7 x 10'2)

Double glazed sash window. Built-in wardrobe. Underfloor heating. TV aerial point. Coved ceiling.

BEDROOM THREE

4.22m x 2.46m (13'10 x 8'1)

Double glazed sash window. Underfloor heating. Coved ceiling.

FAMILY BATHROOM

2.41m x 2.11m (7'11 x 6'11)

Panelled bath with mixer tap/shower attachment, vanity style sink unit with mixer tap and storage area and low flush WC. Shaver point. Heated towel rail. Ceramic tiled flooring. Part ceramic tiled walls.





Down lighting. Extractor fan.

COMMUNAL GARDENS

Use of Thirlestaine Park gardens (possible the largest communal space to accompany a development of this kind in the local area)

ALLOCATED PARKING

The property has one allocated parking space to the front of the building and guest parking within the gated grounds.

ADDITIONAL INFORMATION

Cheltenham Borough Council. Tax Band E.
Tenure- Leasehold. 996 years remaining on lease.

Ground rent per annum - £370.00
Service charge per annum - £1,900.00.
Management Company - Cambray.

DIRECTIONS

Leave Cheltenham Town Centre via The Bath Road (A46) and at the three way traffic lights by the Eagle Star building and Cheltenham College turn left in to Sandford Road. Follow the road almost to the end and the gated development is on the right hand side. Please park in bay C3.

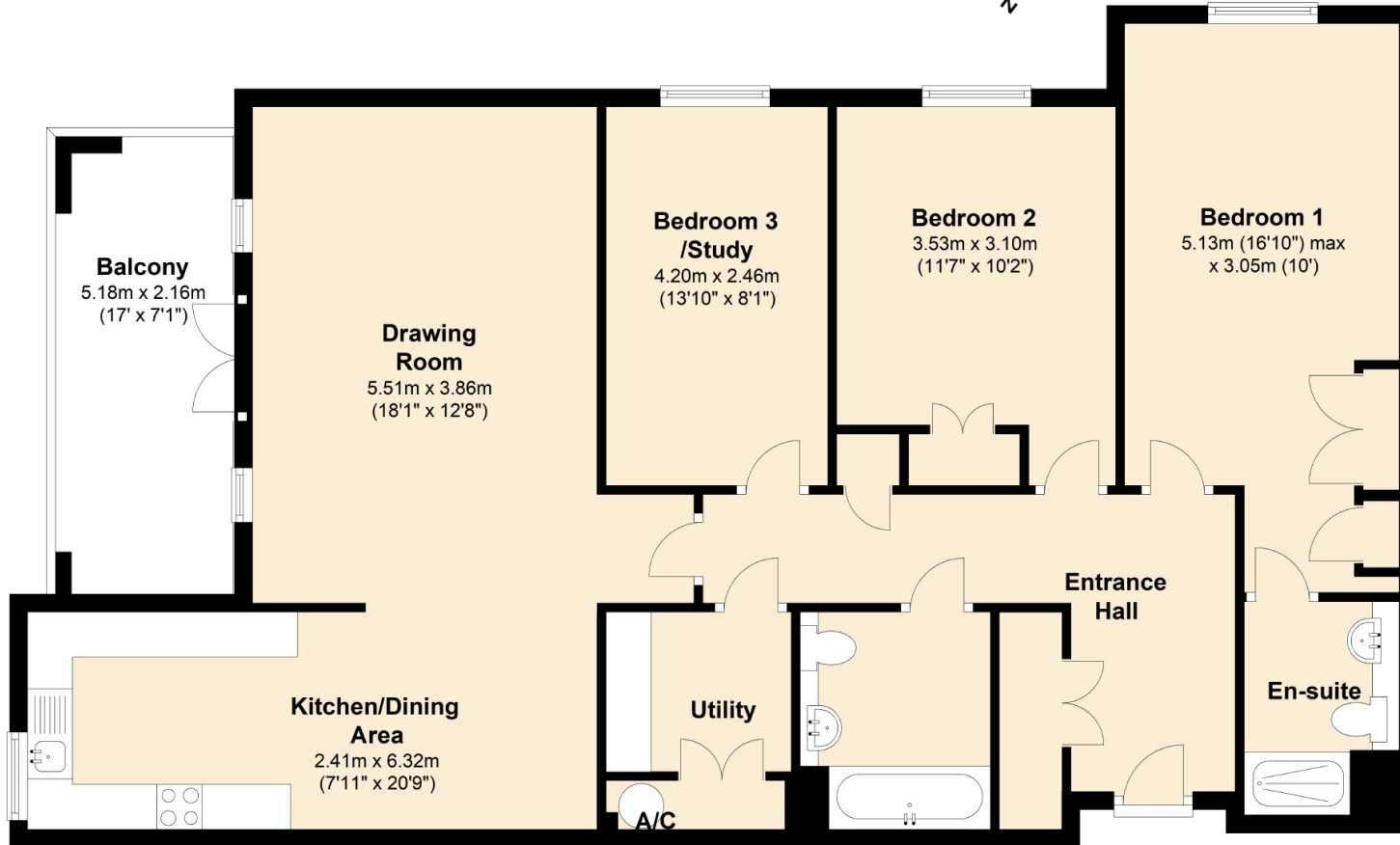
Viewing strictly by appointment through Peter Ball & Co

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		87	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Second Floor

Approx. 110.0 sq. metres (1183.7 sq. feet)



Total area: approx. 110.0 sq. metres (1183.7 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.

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