



PETER BALL & CO.
ESTATE AGENTS

HEARNE CLOSE, CHARLTON KINGS, CHELTENHAM GL53 8RF

£750 PCM

- Ground Floor Apartment
- Cul-de-Sac Location
- Two Double Bedrooms
- South Facing Garden
- Balcarras Catchment
- Close To Amenities
- Available May!

PROPERTY DESCRIPTION

Conveniently located close to all amenities in the heart of Charlton Kings village, this ground floor, two double bedroom garden apartment represents great value for money. Pets considered.

This self contained property is surprisingly spacious, light & airy and in brief comprises; entrance hallway with built in storage, airing cupboard and access to all rooms, a generous living dining room with bay window to the front, dual aspect kitchen with door to the garden, newly refurbished bathroom and two double bedrooms. Tucked away in the corner of a cul de sac with gardens to the front and rear it offers tranquillity coupled with the convenience of nearby schools and amenities. The property further benefits from its own south facing rear



garden and brick built storage shed, double glazing and there is gas central heating throughout. Within catchment for the renowned Balcarras School and offered to the market unfurnished for a long term rental. N.B. An initial fee of £240.00 for the first applicant is payable to cover administration and referencing costs. An additional £120.00 is payable for each additional applicant or guarantor if required.

SITUATION

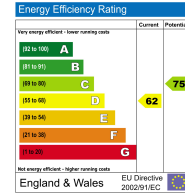
Charlton Kings is a village ideally located towards the east of Cheltenham, the centre for the Cotswolds, and is noted for its splendid range of schools including the renowned Balcarras and St. Edward's. Main roads to London and Oxford (A40), Bath (A46) and Cirencester (A435) all run through the area providing good connections. The property is situated within walking distance of local shops, supermarkets, library and pubs.

DIRECTIONS

Leave our Peter Ball & Co offices on the A40/London Road heading towards Oxford and continue straight through the Sixways junction. Hearne Road is the second turning on the right where Hearne Close can be found half way along on the left hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council Tax Band B.



Viewing by appointment with your local office of

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Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor

Approx. 67.1 sq. metres (722.6 sq. feet)



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