



PETER BALL & CO.
ESTATE AGENTS

FLAT 4 MERCIAN COURT, 46 PARK PLACE, THE PARK, CHELTENHAM GL50 2RA

£82,500

- Retirement Flat Over 55's
- Grade II Listed Building
- Sought After Location
- Feature Bay Window
- Double Bedroom
- Communal Gardens
- Communal Parking
- No Onward Chain

PROPERTY DESCRIPTION

A light and airy, double bedroom, retirement apartment for the over 55's, situated within this handsome, Grade II Listed, period building located within this sought after area, close to good local amenities. This well presented apartment can be reached via the communal lobby on the upper ground floor with stairs and lift to the lower ground floor. The entrance hall with entry phone system has doors leading to the bedroom, living/dining room, shower room and storage cupboard housing the water tank. The generous living room has a feature bay with three sash windows and secondary glazing to the front aspect, wall mounted electric heater with surround as well as a night storage heater and archway through to the kitchen. The modern kitchen has matching eye and base level storage units with work surfaces over, stainless steel single sink, two ring hob with oven under and space for an upright fridge/freezer. The good sized bedroom has a sash window with secondary glazing and built-in wardrobe, The shower room has a double shower with electric 'Mira'



Sport shower, low flush W.C. and wash hand basin with vanity unit under. To the rear is the well maintained and attractive communal walled garden laid to lawn with a patio, flower beds and borders, trees and shrubs and also side access. To the front of the building is communal parking. Further benefits include a lift to all floors, night storage heating, internal emergency pull cords, guest suite, communal lounge/library and laundry room located in the basement (on rota basis) and a resident house manager. The apartment is available with NO ONWARD CHAIN.

SITUATION

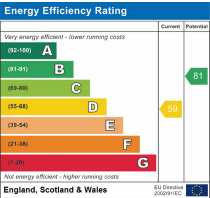
The Park is a much sought after residential area just south of the fashionable Tivoli and Montpellier areas of Cheltenham. The Park itself is a tear drop shaped road with many fine examples of regency architecture complimented by sympathetically built modern houses. Cheltenham Town Centre is easily accessed via a direct bus route and the nearby Bath Road has an excellent array of local shops, including a butchers, greengrocers and bakers.

DIRECTIONS

Leave our Leckhampton office via the Bath Road and take the first left into Grafton Road. Continue to the end and at the T-junction turn right and Mercian Court will be found on the right hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council. Tax Band A.
Tenure - Leasehold
68 years remaining on the lease
Ground Rent - £96 per annum
Service Charge - £2702.83 per annum
First Port Retirement Property Services



Viewing by appointment with your local office of

PETER BALL & CO ESTATE AGENTS

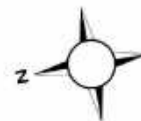
Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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.



Lower Ground Floor

Approx. 40.6 sq. metres (437.2 sq. feet)



Total area: approx. 40.6 sq. metres (437.2 sq. feet)

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