



PETER BALL & CO.
ESTATE AGENTS

MOOREND PARK ROAD, LECKHAMPTON, CHELTENHAM GL53 0LA

£89,950

- Retirement Apartment Over 60's
- Close to Excellent Amenities
- Living/Dining Room
- Newly Refitted Kitchen
- Newly Refitted Bathroom
- Double Bedroom
- Communal Gardens & Parking
- No Onward Chain

PROPERTY DESCRIPTION

A well presented, third floor, double bedroom retirement apartment for the over 60's, benefiting from a newly refitted kitchen and bathroom and situated in this convenient location, just a short stroll from the Bath Road shopping amenities. Entrance hall with doors to all rooms, airing cupboard and further storage cupboard. The living/dining room is dual aspect with two windows (due to be replaced shortly) , feature mock fireplace with electric fire in situ, night storage heating and door to the kitchen. The newly refitted kitchen comprises a range of attractive matching eye and base level storage units with work surfaces over, stainless steel sink with mixer tap, hob with oven under and extractor hood over and space for further appliances. The double bedroom has a window to the side aspect and built-

in wardrobe. The newly refitted bathroom has a three piece white suite, bath with 'Triton' shower over and stylish marble effect tiling. Further benefits include double glazing (which is due to be replaced by Housing 21 in summer 2019), Security entry phone system, alarm pull cords, communal guest suite, lift, off road parking (on a first come first served basis), attractive communal gardens and No Onward Chain.

SITUATION

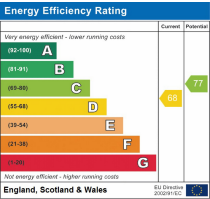
Leckhampton is a quiet 'leafy' residential area situated just to the south of Cheltenham Town Centre. The area has a mix of property styles and types but is made up of predominantly Victorian and Edwardian homes. Bath Road has an excellent array of local shops, including a delicatessen, butchers, greengrocers and bakers. The area has several excellent primary schools and good bus services to Cheltenham Town Centre and Gloucester.

DIRECTIONS

Leave the Leckhampton office via the Shurdington Road and turn left at the Moorend Park Road traffic lights and right into Waterford Court.

ADDITIONAL INFORMATION

Cheltenham Borough Council. Tax Band B.
Tenure - Leasehold.
Lease - will be increased to 99 years during purchase.
Service Charge - £1854.72 p.a.
Managing Agents - Housing and Care 21.



Viewing by appointment with your local office of

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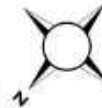
Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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Third Floor

Approx. 45.6 sq. metres (490.9 sq. feet)



Bedroom

2.74m x 3.87m
(9' x 12'8")

Kitchen

1.99m x 3.01m
(6'6" x 9'10")

Living/Dining Room

2.86m x 5.88m
(9'4" x 19'3")

Total area: approx. 45.6 sq. metres (490.9 sq. feet)

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