



**THE PROPERTY CENTRE**  
THE AGENT PEOPLE RECOMMEND

01242 504555



### 3 BED APARTMENT GLENCAIRN COURT, CHELTENHAM

- 3 DOUBLE BEDROOMS.
- ENSUITE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- NO ONWARD CHAIN.
- CUL DE SAC LOCATION.
- CLOSE TO TRAIN STATION
- LOW SERVICE CHARGE
- GCHQ

# Open 7 Days a Week

## Description

Well presented THREE DOUBLE BEDROOM TOP FLOOR APARTMENT set within a quiet no through road & available with NO ONWARD CHAIN.

This RARELY AVAILABLE 3 bedroom property is located within a peaceful cul de sac on the edge of LANSDOWN & CHRISTCHURCH & within walking distance of the train station, Dean Close school, GCHQ & the planned cyber park. The property is ideally suited for both residential or investment buyers & benefits from LOW SERVICE CHARGES & 980 YEARS REMAINING ON THE LEASE.

The property benefits from its own private entrance with stairs to the top floor, open plan LOUNGE / DINER & a separate contemporary FITTED KITCHEN with a range of INTEGRATED APPLIANCES. Off the lounge there is a hallway with access to 3 large double bedrooms, 1 with an ENSUITE & 2 of which have built in cupboard storage. There is also a separate MODERN BATHROOM. Further benefits include RESIDENT PARKING, gas central heating, double glazing throughout & an en bloc GARAGE. Viewing is advised to appreciate the location, space & condition of this perfect home or low maintenance investment.

Call now to arrange you viewing.

## Private Entrance

Located to the rear & accessed via a wooden front door with stairs to the top floor. Further door to access entrance hall

## Entrance Hall

Tiled flooring. Cupboard storage. Doors to kitchen & lounge/diner.

## Kitchen

2.92m x 2.84m (9'7 x 9'4)

UPVC double glazed window to rear aspect. Tiled flooring. Wall mounted radiator. Range of eye level & base storage units with roll edged work tops. Stainless steel one & a half sink with mixer tap over. Built in electric oven & hob with extractor fan. Integrated dishwasher. Integrated fridge freezer. Integrated washing machine. Part tiled walls.

## Lounge/ Diner

5.69m x 4.32m (18'8 x 14'2)

UPVC double glazed window to front aspect. Carpet flooring. Wall mounted radiator. Door to landing & entrance hallway.

## Landing

Storage cupboard. Doors to bedrooms & bathroom. Wall mounted radiator. Access to loft space.

## Bedroom One

4.29m x 2.77m (14'1 x 9'1)

UPVC double glazed window to rear aspect. Wall mounted radiator. Cupboard storage. Door to Ensuite shower room.

## Ensuite

UPVC double glazed window to rear aspect. Tiled flooring. Tiled shower cubicle. Vanity hand wash basin with mixer tap over. Low level WC. Extractor fan. Heated chrome towel rail. Part tiled walls.

## Bedroom Two

3.71m x 4.34m (12'2 x 12'27)

UPVC double glazed window to front aspect. Wall mounted radiator. Carpet flooring. Cupboard storage.

## Bedroom Three

3.51m x 2.16m (11'6 x 7'1)

UPVC double glazed window to front aspect. Wall mounted radiator. Carpet flooring.

## Bathroom

UPVC double glazed window to rear aspect. Tiled flooring. Panelled bath with shower over. Heated chrome towel rail. Vanity hand wash basin with mixer tap. Low level WC. Part tiled walls. Extractor fan.

## Front/ Rear of Property

Communal gardens. Residents permit parking & zoned permit parking. Access to en bloc garage.

## En-Bloc Garage

En bloc single garage with up & over door.

## Tenure

Leasehold.

## Agents Note - Should your offer be accepted

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

## Property Price:

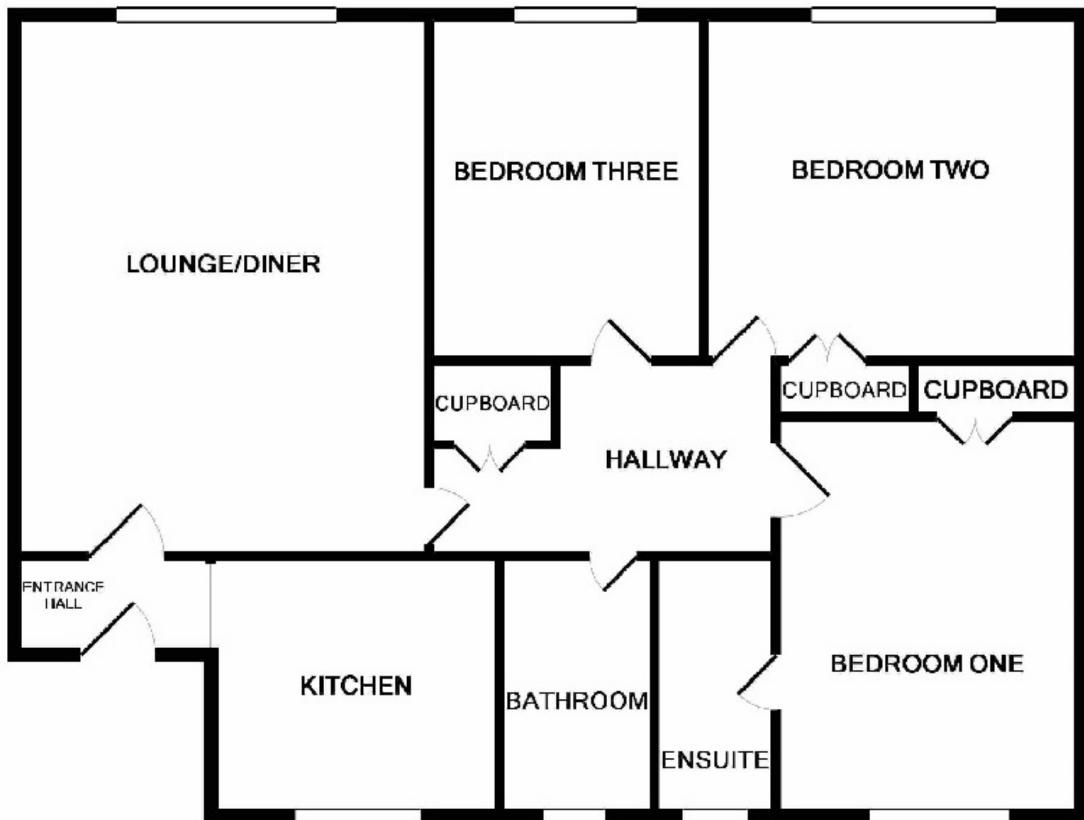
Offers Over £220,000



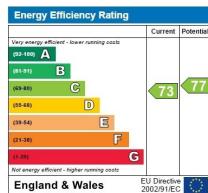
**THE PROPERTY CENTRE**  
THE AGENT PEOPLE RECOMMEND

**01242 504555**





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrop x ©2019



RESIDENTIAL SALES - DISCLAIMER NOTICE: Appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission has been approved and would recommend that prospective purchasers should make their own independent enquiries on these matters. All measurements are approximate.

RESIDENTIAL LETTINGS – AGENTS NOTE: Please note that following the introduction of the Tenant Fee Ban on 1 June 2019, most fees previously paid by tenants have now been waived. However, some charges remain. Further details can be found at [www.thepropertycentres.co.uk/lettings/lettings-service/tenant-fees-](http://www.thepropertycentres.co.uk/lettings/lettings-service/tenant-fees-)

VIEWING BY PRIOR APPOINTMENT VIA THE PROPERTY CENTRE ON 01242 504555

28 Bath Street, Cheltenham, Gloucestershire, GL50 1YA

[cheltenham@thepropertycentres.co.uk](mailto:cheltenham@thepropertycentres.co.uk) [www.thepropertycentres.co.uk](http://www.thepropertycentres.co.uk)

Follow us on [facebook.com/ThePropertyCentres](http://facebook.com/ThePropertyCentres) or on Twitter @thepropertycent

