



Coppice Gate, Cheltenham, GL51 9QJ

Guide Price £120,000



Coppice Gate

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A well-presented apartment set within the popular Coppice Gate development. Offering light and practical accommodation, and benefitting from an allocated parking space, and access to communal gardens

Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

- No Onward Chain
- Share of Freehold
- One Bedroom Apartment
- Secure Entry System
- Communal Garden
- Allocated Parking Space



A well-presented apartment set within the popular Coppice Gate development, offering light and practical accommodation ideal for a first-time buyer, downsizer or investor. The property benefits from a pleasant position within the building, an allocated parking space, access to communal gardens and a permitted entry phone system, all within easy reach of Cheltenham Town Centre and local amenities.

Entrance Hall: The apartment is entered via a private front door into the entrance hall, which provides access to the principal rooms and offers a practical introduction to the home. There is useful built-in storage, along with the added benefit of an entry phone system for convenience and security.

Sitting/Dining Room: A bright and comfortable reception space with ample room for both seating and dining furniture. The room enjoys a pleasant outlook and offers a versatile layout for day-to-day living and entertaining. A particularly useful feature is the custom-built storage cupboards, which provide excellent fitted storage and help maximise the available space.

Kitchen: Accessed from the sitting room, the kitchen is fitted with a range of wall and base units with worktop surfaces over, tiled splashbacks, inset sink and drainer, and space for appliances. The layout makes good use of the room, creating a practical cooking area separate from the main living space.

Bedroom: A good-sized double bedroom with built-in wardrobe storage, providing excellent practicality and making the room feel well organised and functional. There is space for further bedroom furniture if required, and the room enjoys a pleasant, bright feel.

Bathroom: The bathroom has been fitted in a contemporary style with a white suite comprising a panelled bath with shower screen, wash hand basin with vanity storage beneath, and WC. Modern tiling and clean lines give the room a fresh and smart finish.

Additional Details:

Tenure: Share of freehold

Council Tax Band: A.

Service Charge: £960 per annum.

Lease Length: 114 years remaining

Parking: One allocated parking space. Access to communal garden. Permitted entry phone system.

Location: Coppice Gate is a well-established residential development conveniently positioned for access to Cheltenham town centre, GCHQ, the train station and a range of local shops and amenities. The location is particularly convenient for those needing good commuter links, while still being within easy reach of the restaurants, shopping and leisure facilities Cheltenham has to offer.

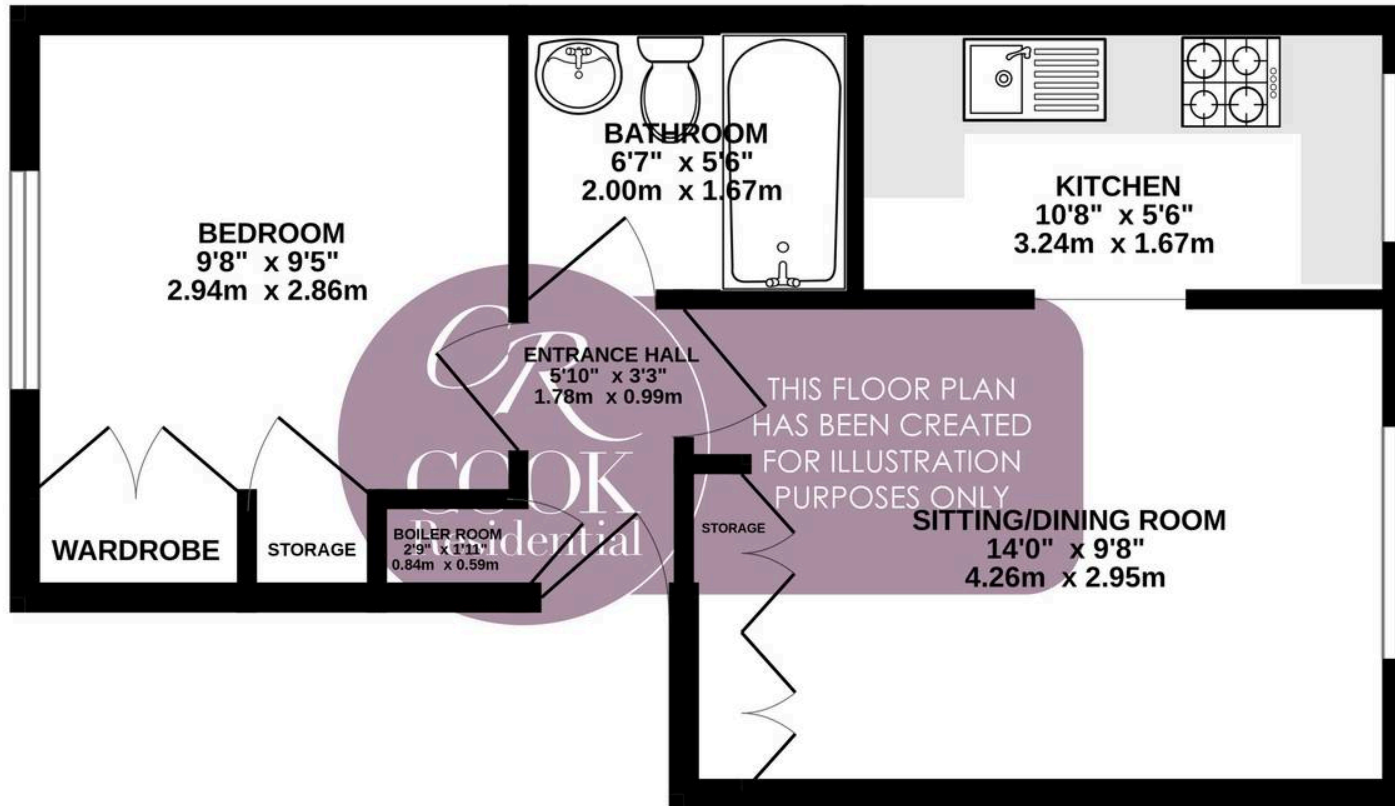
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GROUND FLOOR

357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 357 sq.ft. (33.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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