



Chantry Gate, Bishops Cleeve, GL52 8UR

Guide Price £150,000



Chantry Gate, Bishops Cleeve

Cheltenham, GL52 8UR

Situated within a popular residential development, this well-presented ground floor apartment offers an excellent opportunity for first-time buyers, investors or those looking to downsize.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- No Onward Chain
- Ground Floor One Bedroom Apartment
- Private Enclosed Rear Garden
- Allocated Parking Space
- 964-Year Lease Remaining
- Fridge & Washing Machine Included In Sale





Situated within a popular residential development, this well-presented ground floor apartment offers an excellent opportunity for first-time buyers, investors or those looking to downsize. Offered to the market with **no onward chain**, the property enjoys well-balanced accommodation throughout, a private enclosed rear garden, allocated parking and the benefit of a long lease length. The fridge and washing machine are also included within the sale, allowing a purchaser to move straight in with ease.

Porch: A covered entrance porch provides a sheltered approach before entering the property.

Sitting/Dining Room: A bright and spacious reception room offering ample space for both comfortable seating and a dining area. A large front-facing window fills the room with natural light, whilst a useful built-in storage cupboard provides excellent everyday storage.

Kitchen: Accessed directly from the sitting/dining room, the kitchen is fitted with a range of wall and base units with complementary work surfaces over, incorporating an integrated oven, gas hob and extractor hood. The fridge and washing machine are included within the sale, while a door provides direct access to the rear garden, creating a seamless connection between the indoor and outdoor space.

Bedroom: Positioned off the kitchen, the bedroom overlooks the private rear garden and comfortably accommodates a double bed along with additional freestanding furniture.

Shower Room: Located off the sitting/dining room, the shower room comprises a walk-in shower enclosure, wash hand basin and WC, complemented by mirrored storage and tiled surrounds.

Rear Garden: Accessed directly from the kitchen, the private enclosed rear garden has been designed for low maintenance, with an artificial lawn, paved patio and decorative gravel borders, creating an ideal space for outdoor dining and relaxing.

Additional Details:

No Onward Chain

Leasehold

Lease Length: Approximately 964 years remaining

Service Charge: TBC

Ground Rent: £0 per annum

Council Tax Band A (Cheltenham)

Fridge and washing machine included within the sale.

Parking: The property benefits from one allocated parking space located immediately outside the property.

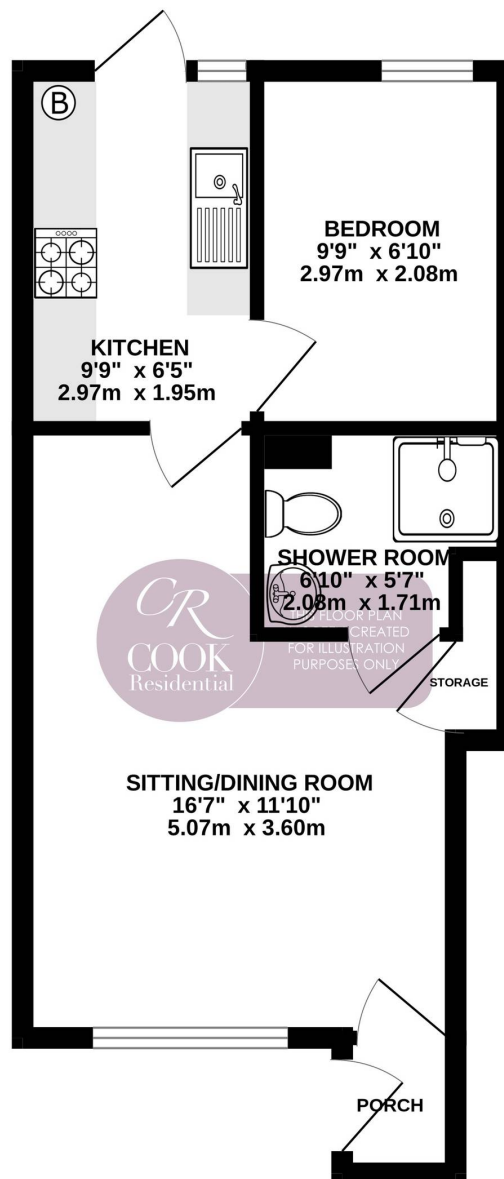
Location: Chantry Gate is a popular residential development situated on the western side of Cheltenham, offering excellent access to a wide range of local amenities including supermarkets, shops, cafés and leisure facilities. Cheltenham Spa railway station, the M5 motorway and Gloucester are all within easy reach, making it an ideal location for commuters. Cheltenham town centre is just a short drive away and is renowned for its Regency architecture, boutique shopping, restaurants, festivals and cultural attractions, whilst nearby green spaces and countryside walks provide the perfect balance between town and country living.

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GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 347 sq.ft. (32.2 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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