



Balmoral Court, King George Close
Charlton Park, Cheltenham, GL53 7RF

Perry Bishop
and Chambers

the agent who keeps you informed

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Price: £175,000

The Property

Balmoral Court is a beautifully presented and contemporary two bedroom top floor apartment enjoying a leafy aspect ideally situated close to the Bath Road and all of its amenities.

The current owner has undertaken a fabulous renovation of the apartment in recent time and its accommodation in brief comprises an entrance hall, a fantastic open plan sitting/dining/fitted kitchen with travertine stone flooring which has the added benefit of underfloor heating. The kitchen has been fitted to a high standard and includes many integrated appliances, there is ample space for a dining table with modern lighting above, leading off the hallway there are two double bedrooms, the master with fitted wardrobes and there is also a family bathroom.

Additional benefits of this super apartment include double glazing, off road parking and a modern electric heating system and a most useful attic storage space with pulldown ladder which is part boarded and insulated.

Amenities

The property is located within walking distance of Montpellier, Leckhampton and Charlton Kings offering a range of bars and restaurants as well as boutique shops. Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

Directions

From Cheltenham town centre proceed along Bath Road, turning right by Cheltenham College into Thirlestaine Road. At the far end turn right and then almost immediately left into Charlton Park Road. King George Close will then be found on your left hand side and Balmoral court will be found at the end of the cul-de-sac.

Viewings

To view please make an appointment through our Cheltenham Office – 01242 246980

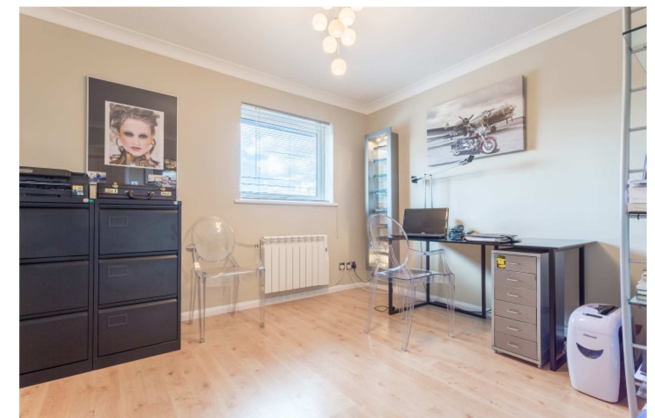
Local Authority

Cheltenham Borough Council
Council Tax Band B

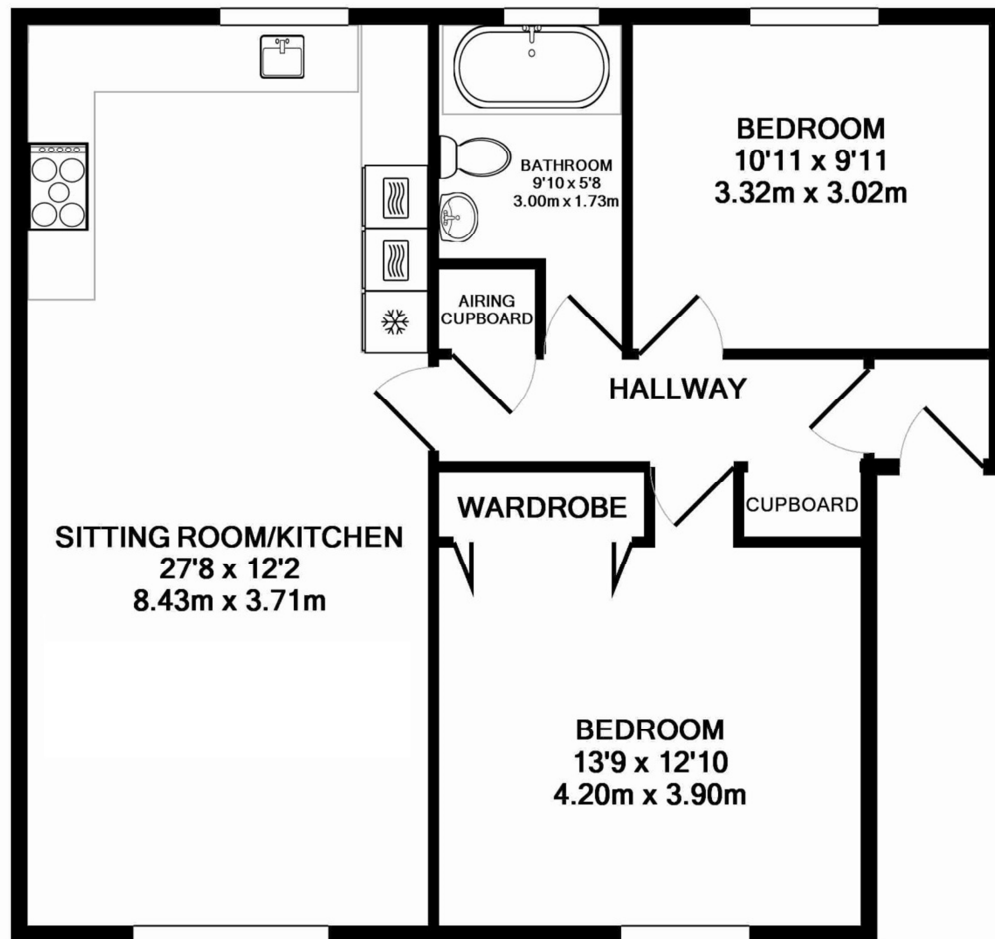
Services and Tenure

We believe the property is served by mains electricity, gas, water, drainage. The vendor informs us that the tenure is leasehold. Lease has 64 years remaining, ground rent: £80 PA, Service Charge: £1140 PA and managed by Hurst management. Confirmation has been requested – please contact us for further details. The above should be verified by your solicitor or Surveyor.

EPC Rating D







TOTAL APPROX. FLOOR AREA 727 SQ.FT. (67.5 SQ.M.)

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
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