

Asking Price £130,000 | Leasehold

Moorend Road, Charlton Kings, Cheltenham, GL53 9DP

PETER BALL & CO







Key Features & Description

- Purpose-built, two-bedroom ground-floor retirement apartment in Guardian Court, Charlton Kings.
- Convenient location close to village amenities, parks, cafés, pharmacy and GP surgery.
- Spacious open-plan sitting and dining room.
- Modern kitchen overlooking the rear gardens.
- Master bedroom with fitted double wardrobes and versatile guest bedroom/study.
- Contemporary double shower room, gas central heating and double glazing.
- Communal gardens, resident and visitor parking, lift, laundry, guest room and 24-hour support alarm.
- No onward chain; pets subject to approval. Available at 70% of open-market value under the Leasehold Scheme for the Elderly (LSE).
- EPC Rating C | Council Tax Band B
- Service Charge £4056 PA | Ground rent £0 PA | 69 years

A purpose built two bedroom ground floor apartment in the Guardian Court over 60's retirement complex, Charlton Kings. The desirable location allows easy access to village amenities with cafes, parks, pharmacy, doctors surgery and bus route nearby.

The spacious accommodation in brief comprises: entrance hallway with storage cupboard, open plan sitting dining room, modern kitchen with views to the rear gardens, spacious master bedroom with fitted double wardrobes, versatile guest bedroom/study and contemporary double shower room.

Offered to the market with no onward chain, this light and spacious apartment is gas centrally heated and double glazed throughout. Further benefits include; pets allowed subject to approval, pull-cord alarm with 24-hour support, communal facilities include gardens and parking for residents and visitors alike, lift, laundry, guest room, Wi-Fi and mobile library service.

Please note; this property is marketed offering the Leasehold Scheme for Elderly (LSE) allowing purchase at 70% of open market value.



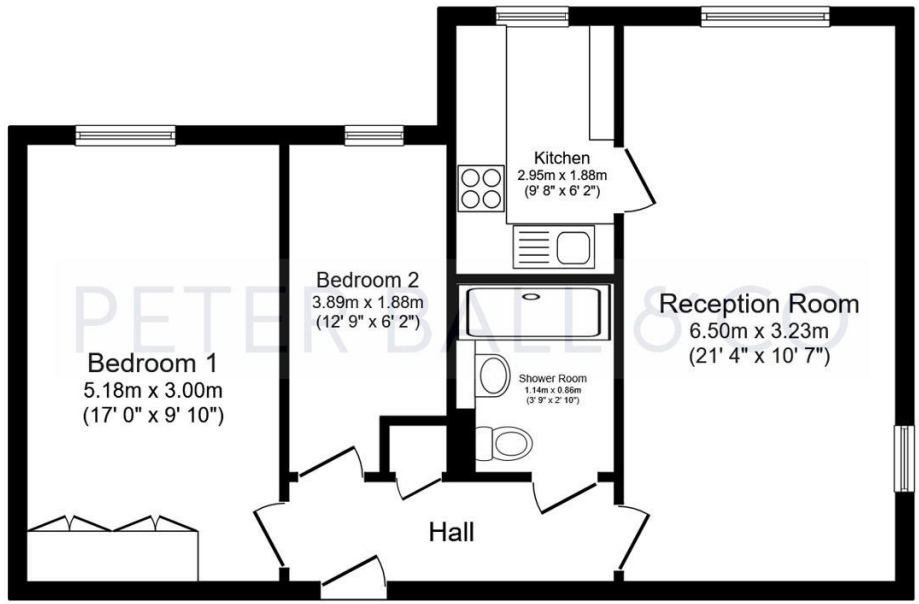












Ground Floor

Total floor area: 61.2 sq.m. (659 sq.ft.)

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Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Peter Ball.

PETER BALL & CO

Cheltenham Sales
1-3 Shurdington Road, Cheltenham, Gloucestershire GL53 0JB
T: 01242 255288 | chelt@peterball.co.uk
https://www.peterball.co.uk/