

Hewlett Road, Cheltenham, Gloucestershire GL52 6AD



Central location • Two double bedrooms • Private courtyard • Period property • Residential Permit Parking • EPC C

Hewlett Road,

Cheltenham, Gloucestershire GL52 6AD

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

Located in the heart of Cheltenham, this period basement apartment boasts 849 sq. ft of flexible accommodation. The property comprises two double bedrooms, a spacious open-plan sitting/ dining room, a separate kitchen with floor and ceiling cabinets, and a bathroom.

External benefits include a private paved courtyard and residential permit parking.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes: Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, literature, 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 our Cheltenham office, head towards the town centre on the Bath Road. At the second set of traffic lights, take the right turn on to Sandford Road. Go over the pedestrian crossing and take the next left on to College Road. Continue on College Road until you reach the crossroads. Go straight across on to Hewlett Road. The property is on the right hand side.

What 3 Words: ///forced.points.adults

Services & Tenure

The tenure is Leasehold, with 961 years remaining. Ground rent is £50 per annum. The service charge is £1,200 per annum. All mains services are understood to be connected.

Local Authority

Cheltenham Borough Council

Council Tax Band: A





Our reference
CHE/SB/KF/24012025

We'd love to hear from you
140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG
T: 01242 246980
E: cheltenham@perrybishop.co.uk



Hewlett Road, Cheltenham, Gloucestershire, GL52

Approximate Area = 849 sq ft / 78.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Perry Bishop. REF: 1218793

PerryBishop
PROPERTY MADE PERSONAL

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: cheltenham@perrybishop.co.uk

perrybishop.co.uk

ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.
Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

