

Suffolk Square, Cheltenham, Gloucestershire, GL50 2DZ



Over 55s bungalow in desirable location • Private courtyard garden • Close to excellent local amenities • No onward chain • Large sitting/dining room • Kitchen and conservatory • Two bedrooms • EPC D

# Suffolk Square, Cheltenham, Gloucestershire, GL50 2DZ

## Key Features



2  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

A fabulous opportunity to purchase a two bedroom bungalow forming part of this desirable Over 55s Development on the corner of Suffolk Square and within easy access of local amenities. Offered for sale with no onward chain, the property benefits from a private courtyard garden, attractive communal grounds as well as an allocated carport.

The property itself in brief comprises an entrance porch, 20'8 x 12' sitting/dining room, kitchen with conservatory off, bathroom with separate shower and two double bedrooms. In addition the property also benefits from a call alarm system and a dedicated site manager. The property is offered to the market with no onward chain.

## 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, 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 via The Promenade towards Montpellier. At the traffic island with Montpellier Gardens, continue straight over into Suffolk Square. Take the second turning on the left and first right into Montpellier House. Suffolk Mews will be found on the left.

What3Words /// burns.assure.doors

## Services & Tenure

The tenure is leasehold, 150 years from 01/12/1986.

Service charge £3988.56 per annum, payable monthly.

Ground rent is £282.16 per annum, payable in two installments annually.

All mains services are understood to be connected.

## Local Authority

Cheltenham District Council.

Council Tax Band D.

## Our reference

CHE/GW/CDH/02062025

## We'd love to hear from you

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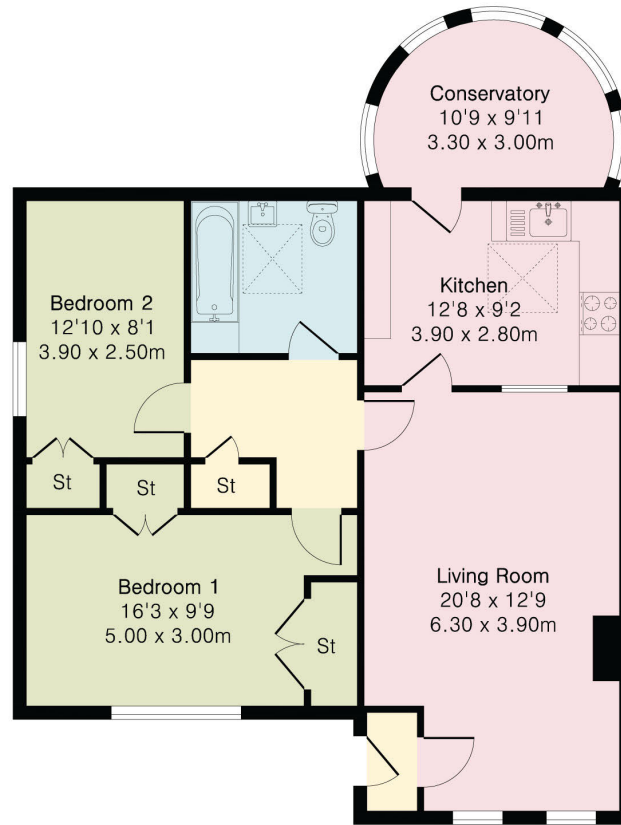








**Approximate Gross Internal Area 874 sq ft - 81 sq m**



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**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.

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