



7 CHESTER HOUSE

Chelsea Square | Cheltenham | Gloucestershire | GL50 3RF

HUGHES **HS** SEALEY *Incorporating*



Welcome to... 7 CHESTER HOUSE

Welcome to 7 Chester House, Chelsea Square, a wonderful three double bedroom, top floor apartment that would suit a multitude of buyers, offered to the market with no onward chain and presented in beautiful decorative order, meaning the new owners can simply move straight in and enjoy the property from the very first minute.

The property is located in central Cheltenham, within a five-minute walk of the beautiful Promenade and Montpellier district. The Regency town of Cheltenham offers an array of shops, cafes, theatres and the town hall. Cheltenham is home to many festivals which include; Jazz, Science, Food and Literature.

Returning to the property, the accommodation is well-proportioned throughout and flows with ease. A central hallway gives access to all of the rooms, which comprise of a large and spacious living room which is wonderfully light due in part to the French doors that lead onto the balcony, which affords rooftop views across the town.

An opening from the living room leads you neatly into the fully fitted kitchen which has everything one could ask for. As well as a number of fitted cupboards, the kitchen also benefits from a range of integrated appliances, including a gas hob, electric oven and extractor fan, fridge/freezer, washer/dryer and full-size dishwasher.

The three bedrooms in the apartment are all double rooms and all benefit from having fitted wardrobes. Furthermore, the master bedroom enjoys an en suite bathroom.

Completing the property's accommodation is the three-piece family bathroom.

Outside, the property benefits from electric security gates and is supplied with an allocated parking space directly in front of the property.

LEASEHOLD INFORMATION

- Start date of Lease: 29th September 1998
- Length of lease: 125 years
- Years remaining on lease: 103 years
- Service Charge to include Buildings Insurance: £2400 per year (£200 per month)
- Ground rent: £100 per year
- No pets allowed

Agents note: As this is a leasehold property you are likely to be responsible for management charges and ground rent. You may also incur fees for items such as leasehold packs and in addition you will also need to check the remaining length of the lease. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase.

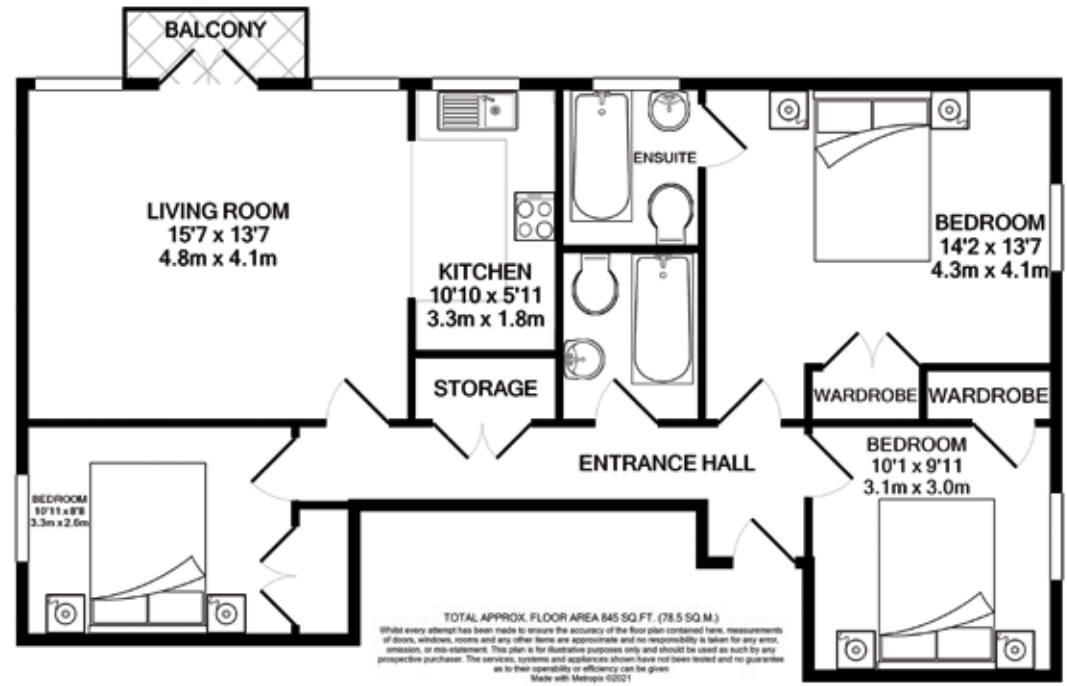
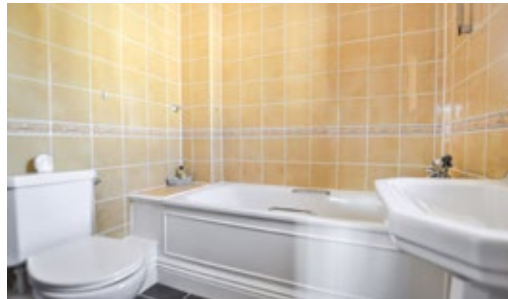
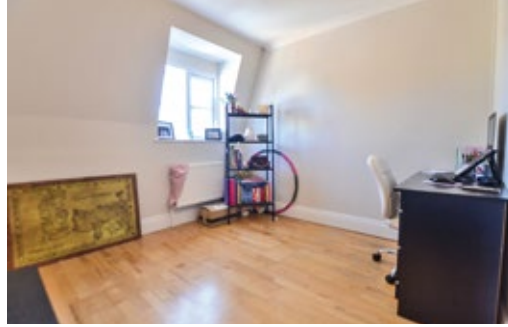
KEY FEATURES

- Three double bedroom, top floor apartment, offered for sale with no onward chain
- Located in central Cheltenham, accessed via electrically operated gates
- Benefits from one allocated parking space
- Living room with French doors onto balcony, so enjoying rooftop views over Cheltenham
- Modern, fitted kitchen benefiting from a wealth of integrated appliances
- Master bedroom with fitted wardrobes and en suite bathroom
- Bedrooms two and three, both double rooms and benefit from fitted wardrobes
- Family bathroom completes the property's accommodation
- Ideal purchase for the FTB, investor or those seeking a second home in the town
- Internal viewings recommended

DIRECTIONS

Please enter the following postcode into your sat nav system: GL50 3RE. A member of the sales team will meet with you at the gates to the entrance.





Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, 113 Promenade, Cheltenham, Gloucestershire GL50 1NW.



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