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8 Waterford Court Leckhampton, Cheltenham GL53 0LA

- Impressive Ground Floor Retirement Flat
- Ideal South Facing/ Garden Orientation
- Airy 16' Entrance Hall with Built-in Storage
- 2 Generous Bedrooms with Wardrobes
- 19' Sitting/ Dining with Focal Point Fireplace
- More Dated Bathroom + Shower System
- Modern Re-fitted Kitchen with Oven & Hob
- Fully Double Glazed & Electric Heating

£110,000 & NO CHAIN

Roomy Ground Floor 'Over 60's' Retirement Flat with Pleasing Southerly Garden Aspect Orientation...



Airy Hall to Generous 19' Reception with Picture Window plus Two Sizeable Bedrooms (15' & 19' x 7')

A Little Dated Cosmetically in Places yet Modern Windows & Modern Refitted Kitchen – Dated yet Functional Bathroom...

Top Quality Leckhampton/ Park Location + Parking & Range of Communal Facilities – £110,000 & NO CHAIN

ENTRANCE HALL

15' 4" x 3' 8" (4.67m x 1.12m)

Ceiling coving, wall mounted intercom access system / emergency pull chord, wall mounted electric consumer unit, power points, storage heater, airing cupboard (with hot water cylinder and slatted shelving). Doors to reception room, bathroom and bedroom.

SITTING & DINING ROOM

19' 7" x 9' 8" (5.96m x 2.94m)

Focal point fireplace with period style surround and inset coal effect electric fire. Rear aspect double glazed windows with open garden outlook views. Ceiling coving, power points, TV point, wall light points, storage heater, dual pendant light points. Door to...

FITTED KITCHEN

10' 0" x 6' 6" (3.05m x 1.98m)

Range of cream coloured eye, base and drawer units with marble effect work surfaces, inset stainless steel sink and drainer with mono tap, tiled walls/ splash-back areas, inset oven, ceramic hob and extractor hood, plumbing and space for automatic washing machine, space for base level fridge & freezer, power points, vinyl flooring, rear aspect double glazed window with open garden views.

BEDROOM ONE

12' 11" x 9' 3" (3.93m x 2.82m)

Rear aspect double glazed window, ceiling coving, power points, TV point, emergency pull chord, door to built-in storage/ wardrobe, wall mounted storage heater.

BEDROOM TWO

19' 6" x 7' 0" (5.94m x 2.13m)

Rear aspect double glazed window, power points, pendant light point, emergency pull chord, door to built-in storage/ wardrobe, wall mounted storage heater.

BATHROOM

6' 6" x 5' 6" (1.98m x 1.68m)

Panelled bath, wall mounted shower system, pedestal wash basin, low flush W.C, fully tiled walls/ splash-backs, wood effect vinyl flooring, electric fan heater.

ELIGIBILITY

Available for persons aged 60 years or over.

COMMUNAL FACILITIES

Including: Professionally tended gardens with various seating areas, off road parking plus communal lounge & visitor guest suite upon application.

TENURE

Leasehold - New 99 year lease in place upon legal completion.

SERVICE CHARGE

£242.14 per month

SERVICES

Mains Electricity, Water and Drainage are connected.

COUNCIL TAX

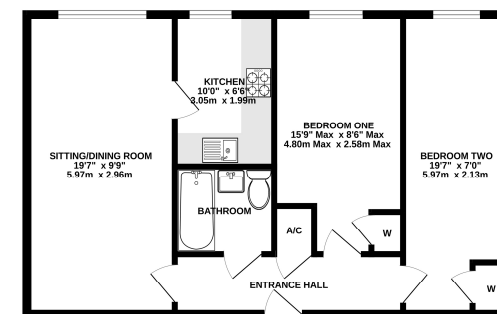
Band 'B'

VIEWING

By prior appointment via Sam Ray Property.



GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 640 sq.ft. (59.5 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements of rooms, corridors, etc., are given as approximate and should not be relied upon for any legal or financial purposes. The services, systems and appliances shown here are for guidance only and do not constitute a contract. We do not warrant the accuracy of the floor plan.