



Superb three bedroom apartment for the Over 55's

6 Cedar Court, Humphris Place, Cheltenham, Gloucestershire, GL53 7FB

Leasehold with a lease of 999 years from January 2014

savills

Communal entrance • entrance hall • kitchen • sitting/
dining room • master bedroom with en suite • two further
bedrooms • bathroom • utility room • allocated parking
space • terrace • lift • communal gardens

Situation

Cedar Court is a development of luxury retirement apartments set in the beautifully landscaped parkland of Thirlestaine Hall. Located close to sought after Montpellier and the Suffolks, Cedar Court is within easy reach of the chic boutiques and restaurants that the town has to offer. Cheltenham College and the hospital are also close by along with local parks and the Bath Road shopping area.

There are the numerous festivals such as The Wychwood Festival, the festivals of literature, science, food and drink and, perhaps the pinnacle for some, the jazz festival, which has historically attracted such known performers as Van Morrison, Jamie Cullum and Jools Holland.

Undoubtedly for many more, the highlight of the year is the annual racing festival culminating with the Cheltenham Gold Cup, the blue riband event of the national hunt calendar, and an attraction that draws the public to the town year after year.

Description

6 Cedar Court is located on the first floor and offers approximately 1190 square feet of accommodation. Presented in excellent decorative condition, the apartment is accessed via a communal

entrance which has a lift and stairs up to the first floor. An entrance hall leads to a spacious master bedroom with built-in wardrobes and en suite shower room. Beyond are two further bedrooms which are serviced by a master bathroom across the hall next to a useful utility room. The third bedroom is currently used as a study. The L-shaped open plan living space incorporates a well-equipped modern kitchen with integrated appliances and a spacious sitting/dining room complete with fireplace and French doors leading out to the terrace.

Outside there is an allocated parking space along with visitors parking and access to the vast mature communal gardens.

Services: Mains water, electricity, gas and drainage. Gas fired central heating.

Tenure: Leasehold with a lease of 999 years from January 2014.

Local Authority: Cheltenham Borough Council.
Tel: 01242 262626.

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.





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Approximate Area 110.6 sq m / 1190 sq ft

Including Limited Use Area (0.6 sq m / 6 sq ft)



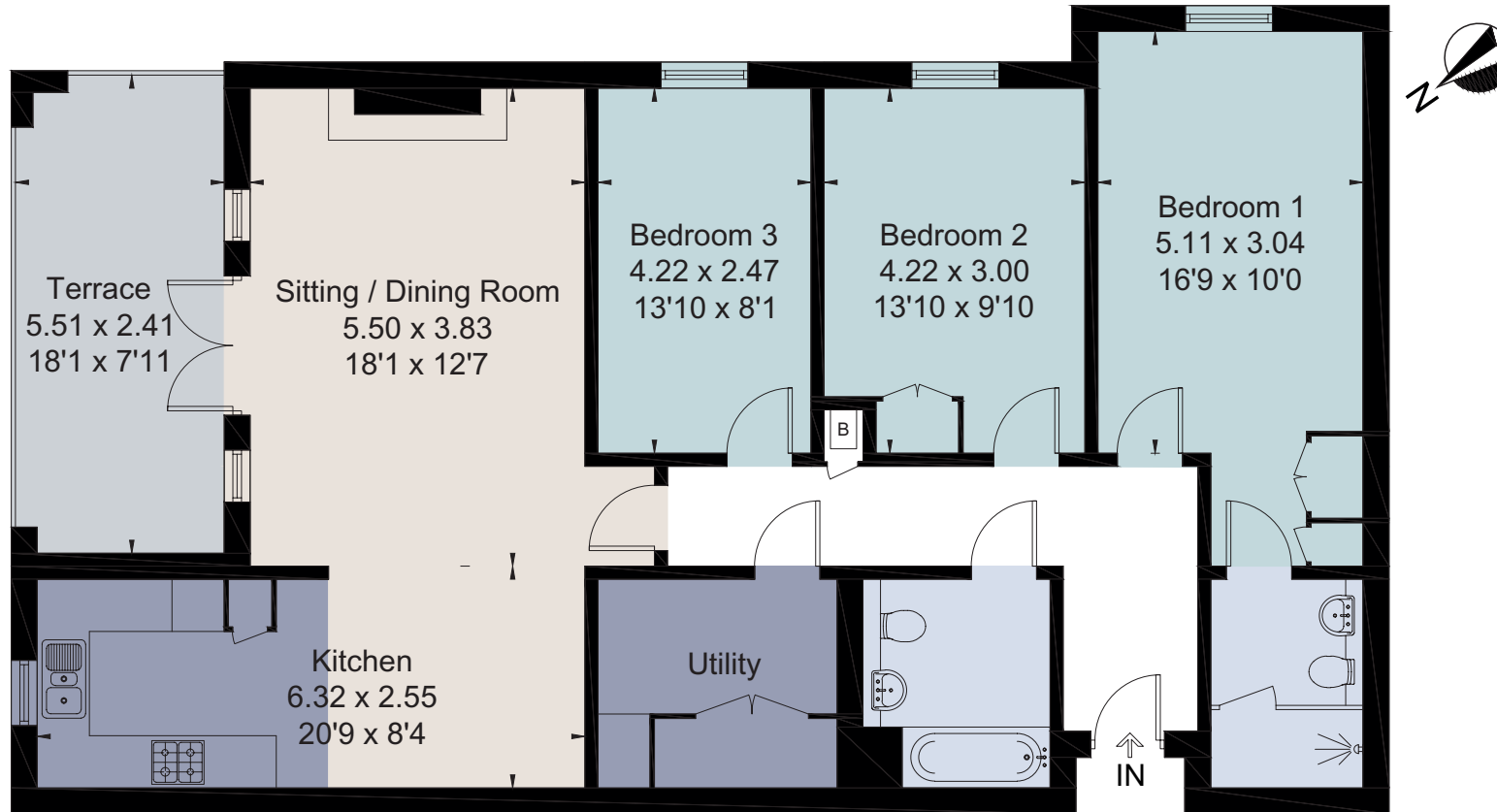
savills.co.uk

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First Floor

For identification only. Not to scale. © 200319BB

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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