

12 Hammond Court

College Lawn Cheltenham, Gloucestershire GL53 7AF

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WITH A FAR REACHING VIEW ACROSS CHELTENHAM COLLEGE THIS MODERN TWO BEDROOM DUPLEX APARTMENT WILL BE FOUND IN EXCELLENT CONDITION AND COMES WITH A SINGLE GARAGE.

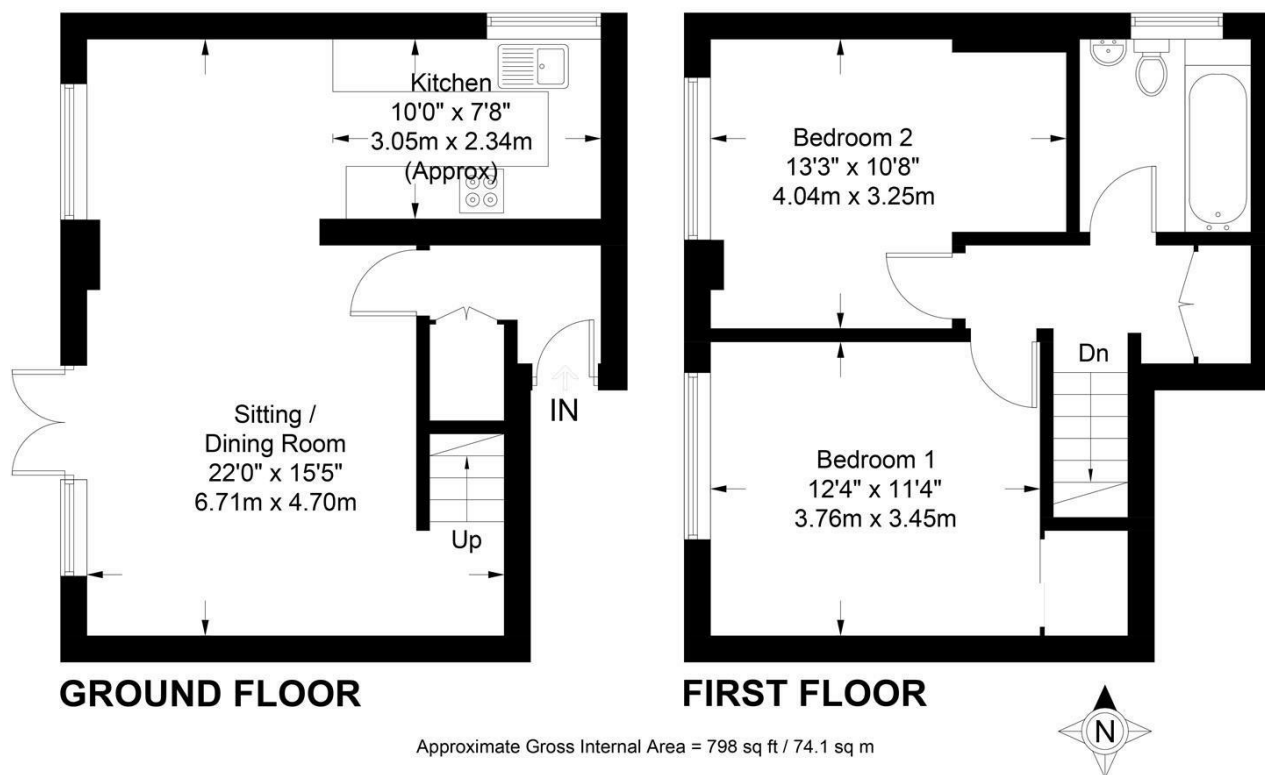


Illustration for identification purposes only, measurements are approximate and are not to scale.
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ACCOMMODATION:

A modern duplex apartment which has an enviable outlook over College Lawn. The accommodation provides an open plan sitting room with separate dining area, fully fitted kitchen with appliances and two first floor bedrooms. Gas central heating. Garage. It is blessed with its location so close to the town centre, Bath Road and easy road access to all larger towns and cities.

PARKING:

Parking available on site and use of single garage to rear.

ADDITIONAL:

Gas central heating
Double glazed windows.

INCLUDED:

Fridge, oven and hob and washing machine.

TERM

12 months minimum term. No pets. No smokers.

VIEWING AND SHOWING TIMES:

Read Maurice show our rental property during weekdays only. No application may be made without a physical viewing of the property. For certain properties block viewings will be offered and you are advised to attend at the earliest opportunity if this property is of interest to you.

GENERAL:

Mains services are believed to be connected

General

Local Authority: Cheltenham

Council Tax: C

EPC: Band C

Rating: 72

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels they are chosen by the floor planner and may not have the deemed planning consent for such use.

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