

New Barn Avenue, Prestbury, GL52 3LN

Guide Price £155,000







New Barn Avenue

Prestbury, GL52 3LN

A well-presented two-bedroom ground floor apartment, offering spacious accommodation, access to attractive communal gardens, a secure external store and unallocated resident parking. No onward chain,

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- No Onward Chain
- Two-Bedroom Ground Floor Apartment
- Spacious Sitting/Dining Room
- Modern Kitchen With Separate Pantry
- Secure External Store With Power
- Unallocated Resident Parking Available On A First Come, First Served Basis









A well-presented two-bedroom ground floor apartment, offering bright and spacious accommodation throughout. Benefitting from a generous sitting/dining room, modern kitchen with separate pantry, contemporary bathroom and excellent storage, the property also enjoys access to attractive communal gardens, a secure external store and unallocated resident parking. Offered to the market with no onward chain, this home presents an excellent opportunity for first-time buyers, downsizers or investors alike.

Entrance Hall: A welcoming entrance hall providing access to all principal rooms. The hallway benefits from a useful built-in storage cupboard and built in wardrobe, offering practical space for coats, shoes and everyday household items.

Sitting/Dining Room: A spacious and light-filled reception room enjoying a large front aspect window overlooking the communal grounds. Offering ample space for both comfortable seating and a dining area, this versatile room provides an ideal setting for both everyday living and entertaining.

Kitchen: Fitted with a range of modern wall and base units complemented by wood-effect worktops, the kitchen provides preparation and storage space. There is room for freestanding appliances, while the adjoining pantry offers excellent additional storage for food and household essentials.

Pantry: Accessed directly from the kitchen, the pantry provides a practical storage area, ideal for food storage and everyday household items.

Bedroom One: A generous principal bedroom enjoying a large window that floods the room with natural light. Offering ample space for a double bed alongside additional bedroom furniture, this bright and well-proportioned room provides a comfortable and relaxing retreat.

Bedroom Two: A well-proportioned second bedroom overlooking the communal gardens, making an ideal guest bedroom, child's bedroom or home office.

Bathroom: A contemporary bathroom fitted with a white suite comprising a panelled bath with shower over, wash hand basin with vanity storage beneath and WC. A heated towel rail and tiled walls complete the space.

External Store: The property further benefits from a secure external store with power connected, providing excellent storage for bicycles, tools or outdoor equipment.

Communal Gardens: Rushy House is set within well-maintained communal gardens, with mature trees and lawned areas creating an attractive environment for residents to enjoy.

Parking: The property benefits from unallocated resident parking situated to the front of the building, available on a first come, first served basis.

Additional Details:

No Onward Chain

Tenure: Leasehold

Lease Length: 79 Years Remaining On The Lease

Service Charge: £486 Per Annum

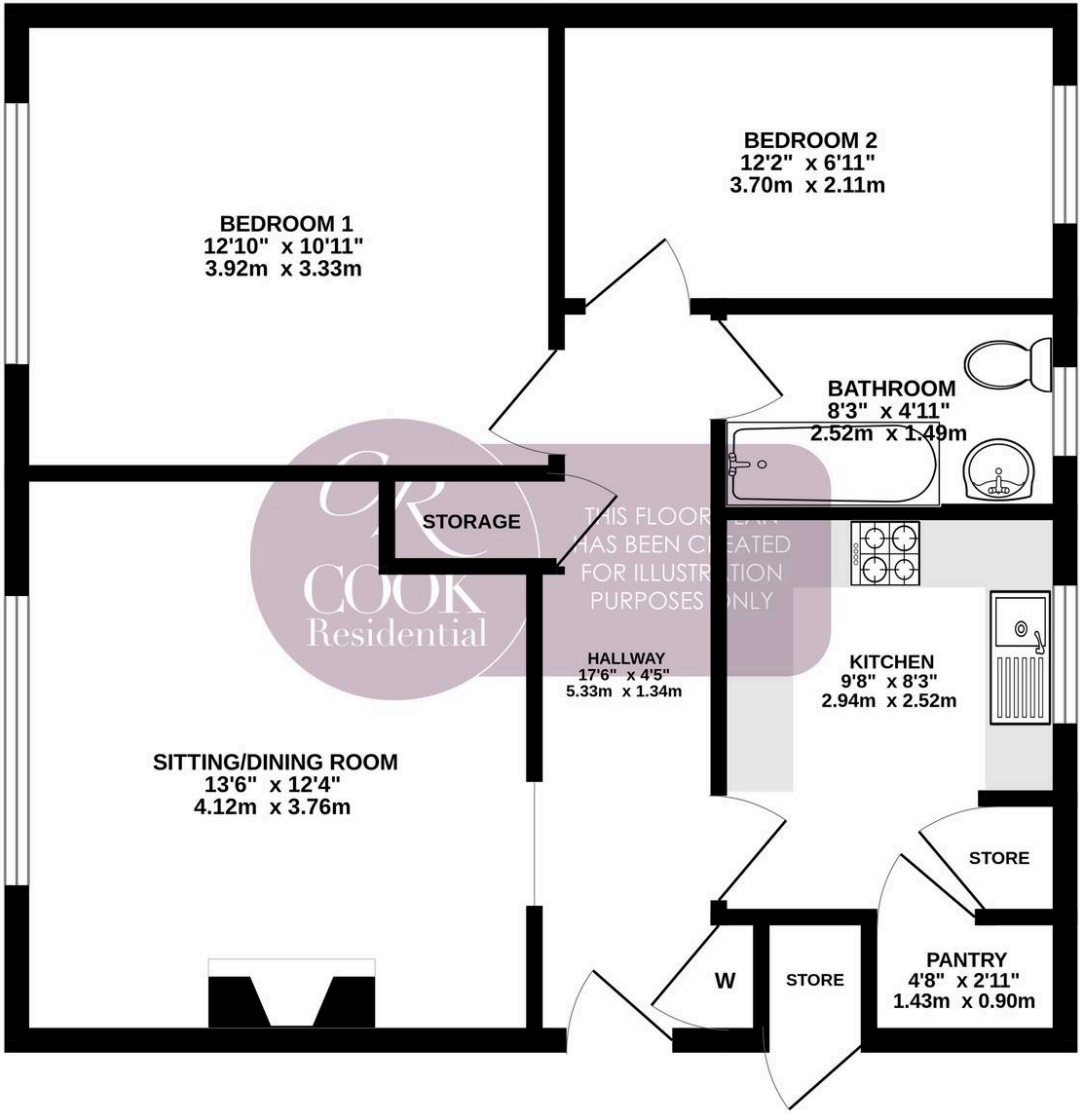
Ground Rent: £10 Per Annum

Council Tax Band: B

Location: New Barn Avenue is conveniently situated to the north-west of Cheltenham, providing excellent access to local shops, supermarkets, schools and regular transport links. Cheltenham town centre is within easy reach, offering an excellent selection of restaurants, cafés, boutiques and leisure facilities. The property is also well positioned for access to nearby countryside walks and major road links including the M5, making it an ideal location for both commuters and those seeking a balance between town and country living.

Disclaimer: These particulars are intended to give a fair description of the property but should not be relied upon as statements of fact. All measurements, distances and floorplans are approximate and for guidance only. Purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement. Fixtures and fittings are excluded from the sale unless specifically mentioned. Services, systems and appliances have not been tested and no guarantee as to their operating ability or efficiency can be given. EPC rating to be confirmed.

GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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