



21 Nimbus House Gemini Close, Cheltenham, GL51 0FH

£180,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

This stylish and spacious ground floor apartment is perfectly suited to professionals, first-time buyers, or investors, benefiting from a highly convenient location next to GCHQ and within easy reach of Cheltenham town centre.

The property opens into a welcoming hallway providing access to all rooms. The standout feature is the impressive open-plan kitchen/living area, offering a bright and sociable space ideal for both relaxing and entertaining. The contemporary kitchen is fitted with a range of modern units and ample worktop space, seamlessly flowing into the living area with attractive wooden flooring and a feature accent wall.

There are two well-proportioned bedrooms, including a generous principal bedroom and a second bedroom that is ideal as a guest room, home office, or nursery. The property is further enhanced by two bathrooms, one of which is an en-suite to bedroom one, providing flexibility and convenience.

Externally, the apartment benefits from allocated parking and well-maintained communal surroundings.

Agents Note.

Leasehold.

Lease term: 155 years from 01 January 2008

Lease Term Remaining: 136 years

Service charge: Approximately £1400 per annum.

Ground rent: Approximately £250 per annum.

Main water, electric and sewage,

EPC rating: C79

Tewkesbury Council Tax Band: B

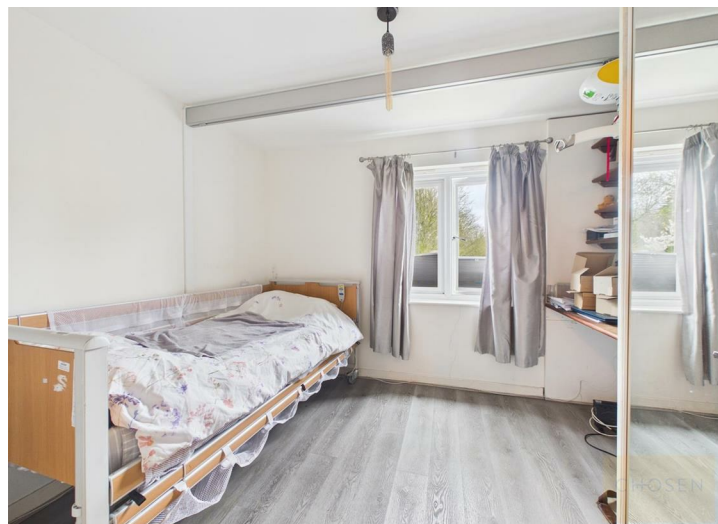
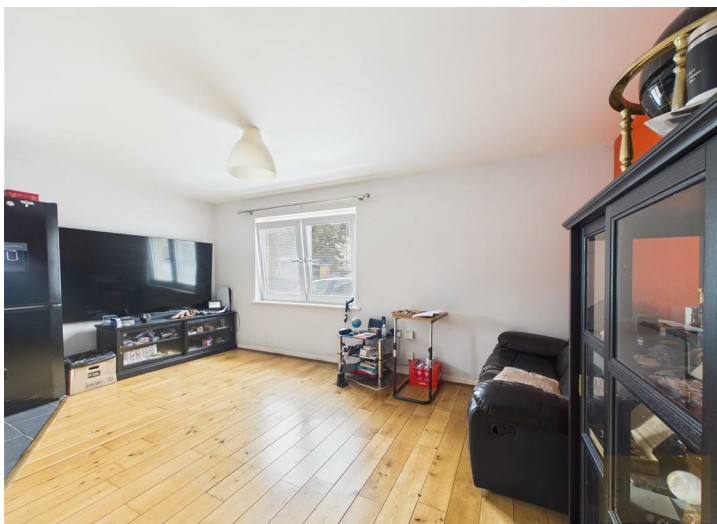
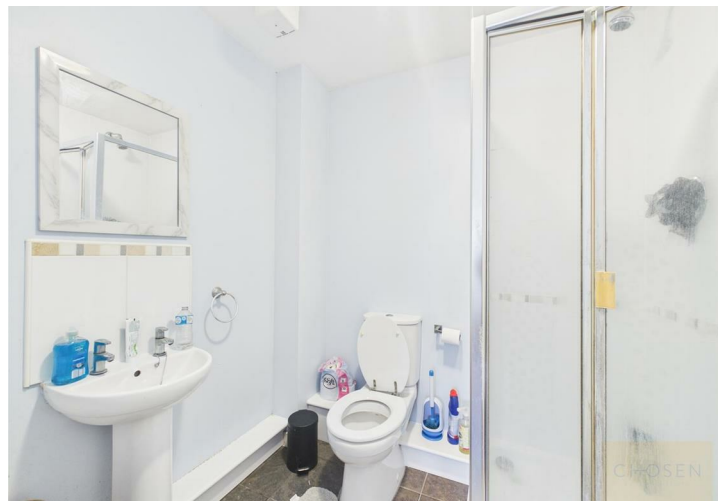
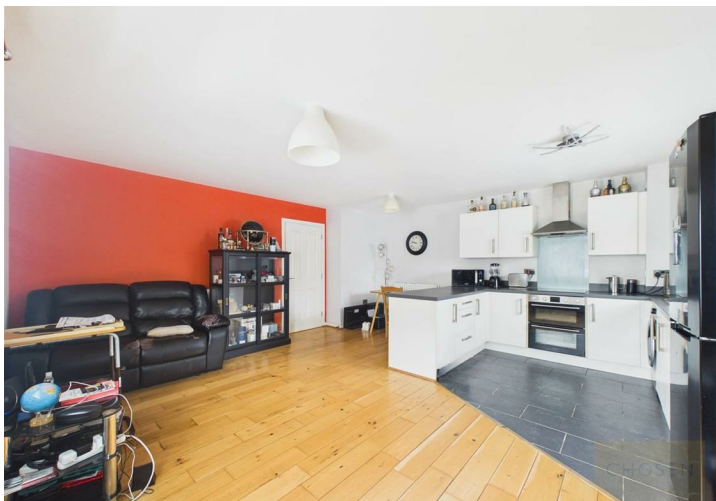
Rivers & Seas: Very low

Surface Water: Very low

- Two Bedroom Apartment
- Next To GCHQ
- One Allocated Parking Space
- EPC Rating: C79
- Ground Floor
- Great Buy To Let Investment Or First Time Purchase
- En-Suite And Bathroom
- Council Tax Band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





Approximate total area⁽¹⁾
640 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

