



5 Nimbus House Gemini Close, Cheltenham, GL51 0FH

£165,000

CHOSEN  
ESTATE AGENTS



## THE PROPERTY

A well-presented two-bedroom top floor apartment offered to the market with no onward chain, ideally located within easy reach of Cheltenham town centre.

This light and spacious apartment is situated on the top floor of a modern, purpose-built development and would make an excellent first-time purchase, buy-to-let investment or low-maintenance home.

The accommodation is well laid out and comprises a welcoming entrance hallway with storage, leading through to a generous open-plan kitchen/living area. Measuring approximately 24'10" x 11'10", this space provides ample room for both living and dining, with the kitchen fitted with a range of units.

There are two bedrooms, including a well-proportioned main bedroom and a second bedroom ideal for guests, a home office or additional sleeping accommodation. A modern bathroom completes the internal layout, fitted with a white suite.

Externally, the property benefits from one allocated off-road parking space, along with well-maintained communal areas. The apartment is conveniently positioned close to local amenities, transport links and green spaces, while Cheltenham town centre, Montpellier and the train station are all easily accessible.

Offered with no onward chain, this property presents a fantastic opportunity for buyers seeking a straightforward purchase in a popular Cheltenham location.

### Agents Note.

Leasehold: 155 years from 1 January 2008 - approx.

138 years remaining

Ground Rent: £250 per annum


Service Charge: £1,192.96 per annum

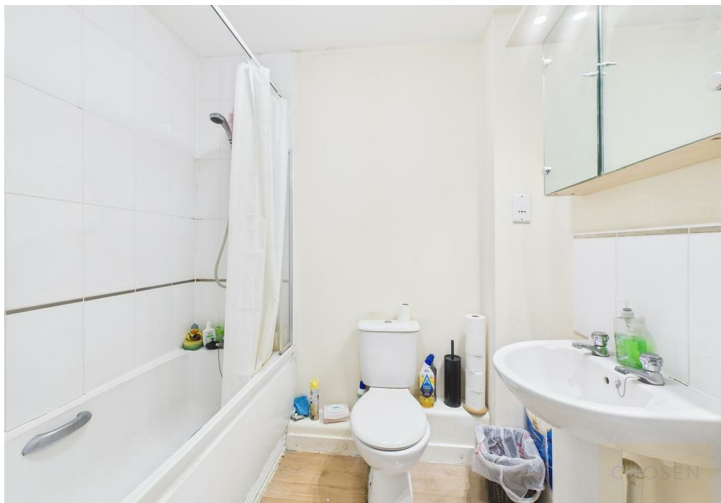
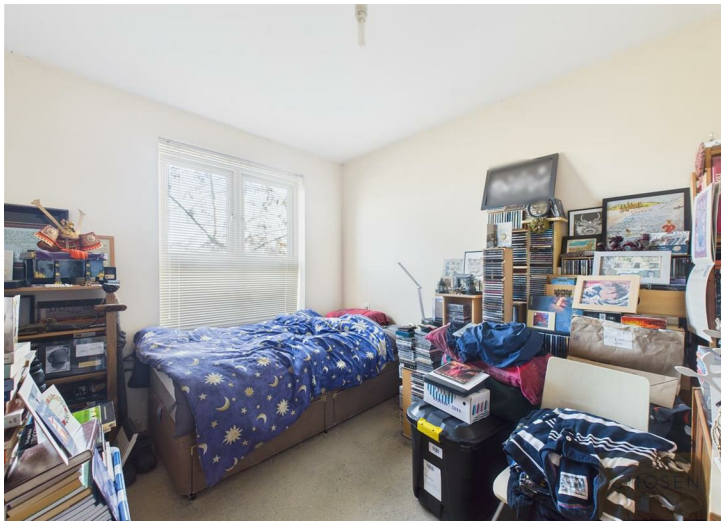
Council Tax Band: B

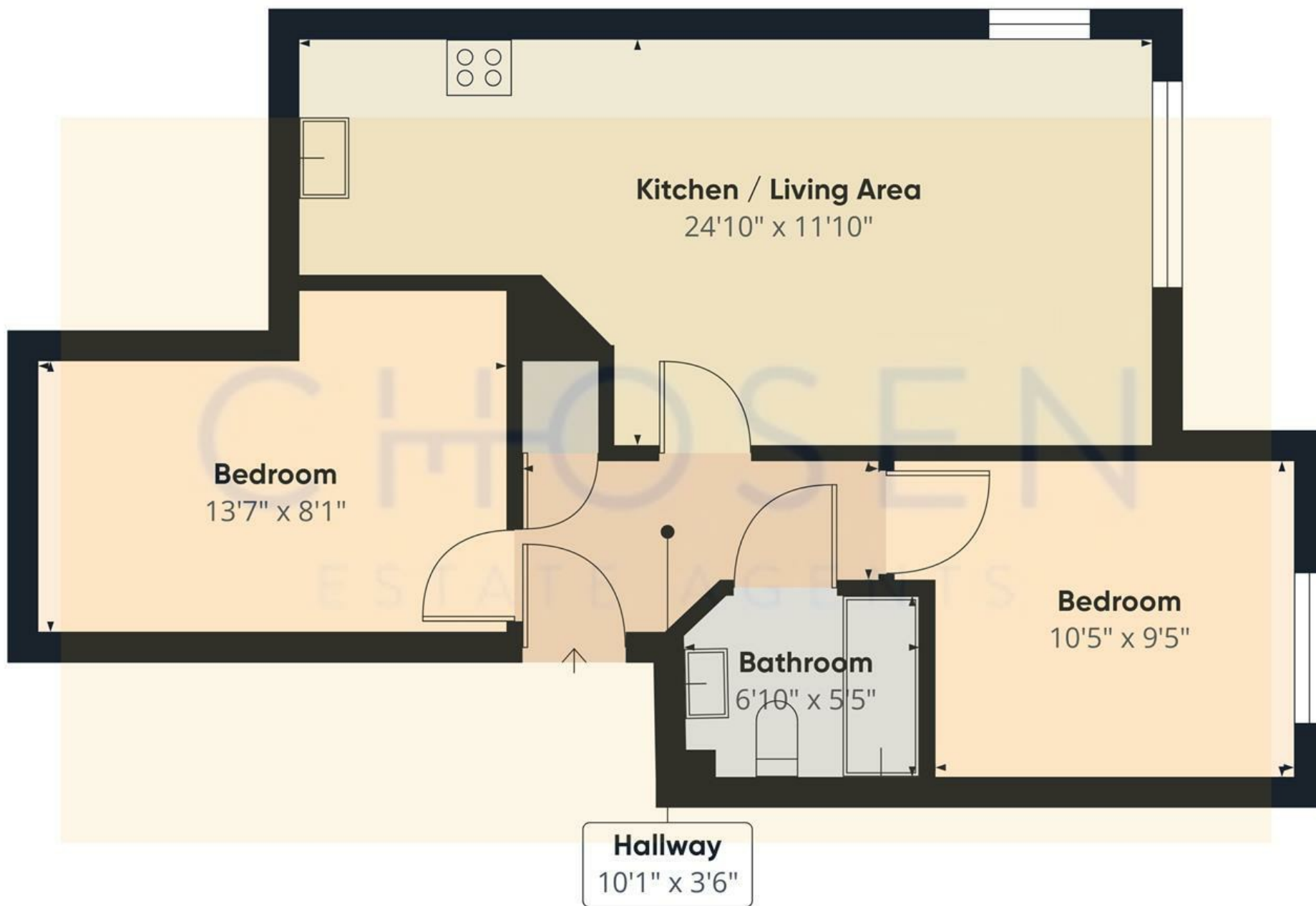
EPC Rating: C80

- Two Bedroom Apartment
- No Onward Chain
- Great Buy To Let Investment Or First Time Purchase
- EPC: C80
- Top Floor
- Next To GCHQ
- One Off Road Parking Space
- Council Tax Band: B

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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<sup>(1)</sup>  
570 ft<sup>2</sup>

(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.

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