



**18 37-39 Christchurch Road, Cheltenham, GL50 2NY Asking Price £65,000**

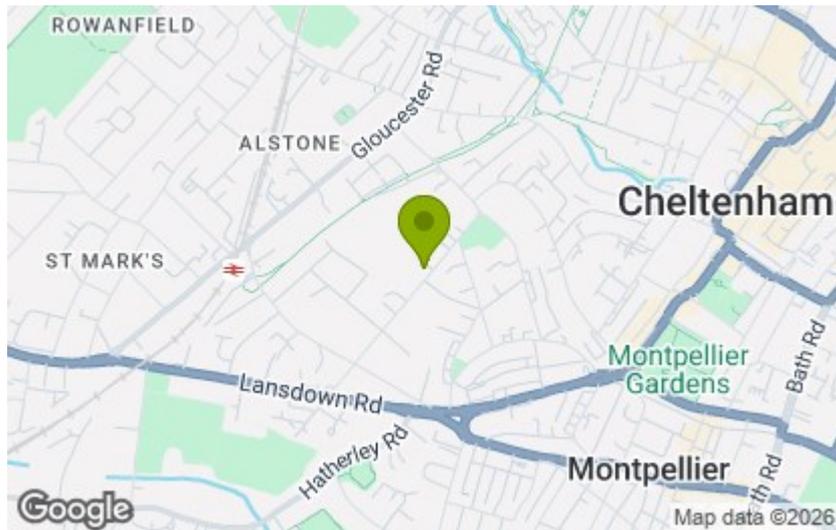
A secluded retirement living at Homespa House which is exclusively for those over 60. Ideally positioned on the second floor at the front of the development, providing views over the front gardens and Christ Church Road. The apartment offers a spacious double bedroom complete with built-in wardrobes, a spacious lounge/dining room, a contemporary kitchen, and a well-appointed bathroom with separate shower.

Homespa House is a welcoming retirement housing development featuring 32 leasehold flats built in 1985, ranging from 1 to 2 bedrooms. With part-time house manager, Careline alarm service, lift access, communal lounge available for both residents and family gatherings, and laundry room. Enjoy the convenience of nearby amenities including shops and post office at 1.5 miles, town centre at 2 miles, and GP at 0.5 miles.

- One Bedroom
- Warden Controlled
  - Lift Access
  - Over 60's
  - Chain Free
- Retirement Apartment

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 74                      | 79        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



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