



# Newland Court, Prestbury Cheltenham, GL52 5PL

Offers Over £565,000

 4  3  2



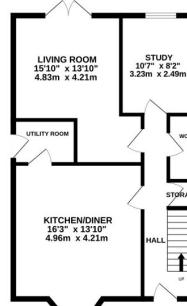
This property, which was built by Messrs, Newland Homes in 2014, sits in the most desirable corner plot in a quiet no through road in the central of Prestbury. This location is desirable with short walking distance to local pubs, Oakwood Primary School, 5\* Simpsons Fish and Chip shop, Prestbury Road playing field and easy transport links to get to the Promenade, Brewery Quarter and Town Centre.





GROUND FLOOR  
924 sq.ft. (85.8 sq.m.) approx.

1ST FLOOR  
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1552 sq.ft. (144.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and should be used as a guide only. They are not intended to be used for planning permission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The plan is not to scale and the areas shown are not to be relied on. No liability can be accepted for any inaccuracies contained within the plan. The plan is copyright of the vendor and no guarantee is given as to their operability or efficiency can be given.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(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>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	