

# Imperial Lane

Cheltenham GL50 1PQ





## Imperial Court, Imperial Lane, Cheltenham, GL50 1PQ

Two Bedrooms • Secure Gated Parking • Central Heating • En-Suite • Master Bathroom •  
Lounge / Diner • Fitted Kitchen • Double Glazing • Lift • No Onward Chain





A well presented two double bedroom apartment just a short stroll from the Promenade in Cheltenham. The development provides secure gated parking, communal gardens and a lift. The apartment itself, situated on the third floor comprises:- Hallway, open plan lounge / diner which leads into the kitchen. Two double bedrooms (with ensuite to master) and the family bathroom. The property is currently let on a furnished basis and therefore the owners are prepared to sell it furnished.



#### **HALLWAY**

Door leading from communal landing. Radiator. Large storage cupboard. Laminate flooring. Airing cupboard housing wall mounted boiler.

#### **LOUNGE/DINER**

22' 6" x 15' 9" (6.86m x 4.8m) Double glazed windows to front, to rear and to side. Two radiators. TV point. Telephone point. Telecom entry buzzer. Opens in to kitchen.

#### **KITCHEN**

9' 10" x 8' 3" (3m x 2.51m) Double glazed window. Range of wall and base units with roll edge worksurface over. One and a half bowl stainless steel sink with mixer tap and drainer. Integral oven, ceramic hob, extractor hood, dishwasher, fridge/freezer and washing machine. Ceiling spotlights.

#### **BEDROOM ONE**

13' 4" x 8' 11" (4.06m x 2.72m) Double glazed window. Radiator. TV point. Telephone point. Built in double wardrobe.

#### **ENSUITE**

7' 2" x 5' 7" (2.18m x 1.7m) WC and vanity sink. Double shower cubicle. Tiled flooring. Radiator.

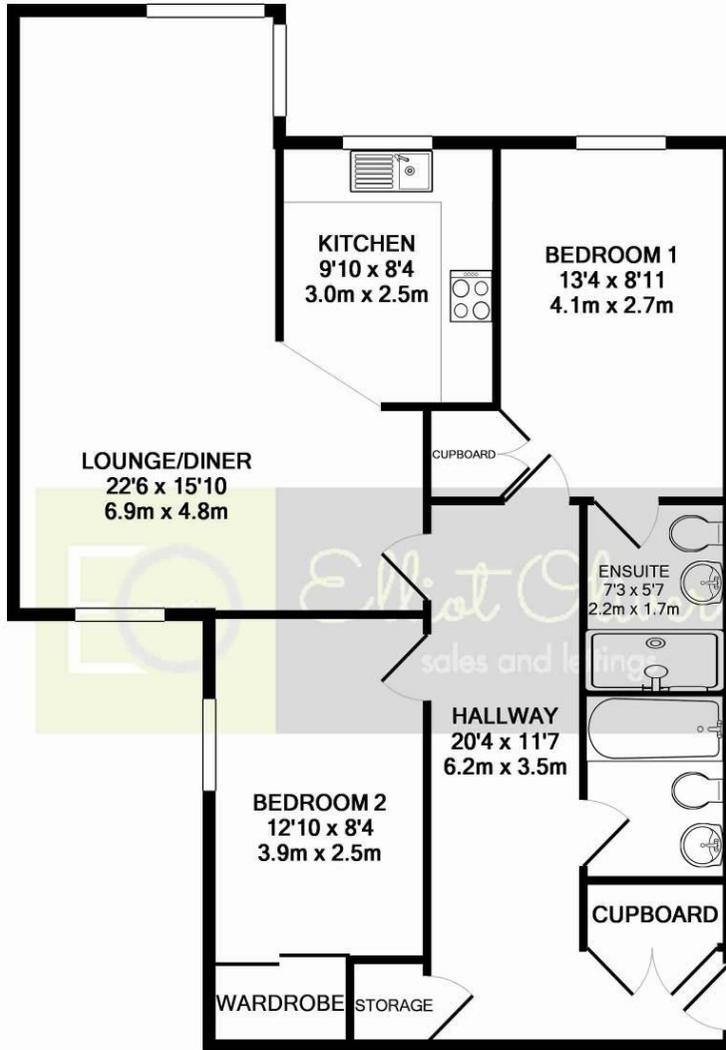
#### **BEDROOM TWO**

15' 0" x 8' 3" (4.57m x 2.51m) Double glazed window. Radiator. Built in double wardrobe.

#### **BATHROOM**

6' 10" x 5' 7" (2.08m x 1.7m) Three piece white suite comprising WC, vanity sink and bath. Radiator. Ceiling spotlights.





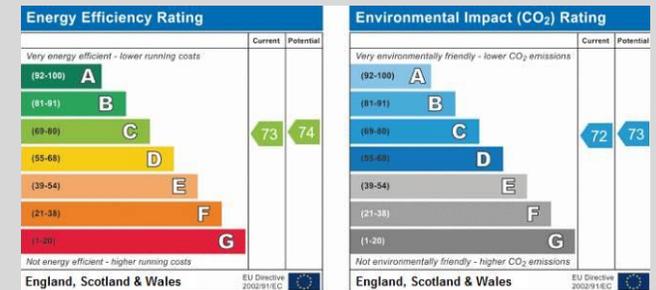
TOTAL APPROX. FLOOR AREA 851 SQ.FT. (79.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### Additional Information

Service Charge     £2014.80 per annum  
Ground Rent        £150 per annum

Lease length        989 Years



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