Cambray Place Cheltenham GL50 1JN









Selby Lodge, Cambray Place, Cheltenham, GL50 1JN

Centrally Located Period Villa • Two Double Bedrooms • En-Suite & Family Bathroom • Parking • Kitchen / Diner • 17' Living Room • Large Entrance Hallway • Gas Central Heating











A spacious and well designed apartment in this Grade II listed period villa. The property which is located in the centre of Cheltenham is very neatly presented and comprises:- Entrance hall / Study measuring 9'5" x 8'11", 17'4" Living Room, Kitchen / Diner, Two double bedrooms (the master boasting en-suite) and family bathroom. The property is warmed by gas central heating and has an allocated parking space.

ENTRANCE HALL

9' 5" x 8' 11" (to cupboard) (2.87m x 2.72m) Sash window and door to front. Laminate flooring. Radiator. Two double built in cupboards one housing the wall mounted boiler. Airing cupboard housing the hot water tank.

LIVING ROOM

17' 4" x 10' 9" (5.28m x 3.28m) Sash window to front. Coved ceiling. Two radiators. Television point.

KITCHEN/DINER

11' 10" x 12' 2" max (3.61m x 3.71m) Sash window to rear. A range of wall and base units with roll edge wok surface over. Integral Washer / dryer, fridge /freezer, double oven and gas hob. Ceiling spot lights. Tiled flooring. Partially tiled walls. Radiator.

BEDROOM 1

 $16' 6'' \times 8' 10'' (5.03m \times 2.69m)$ Sash window to rear. Radiator. Door to ensuite.

ENSUITE

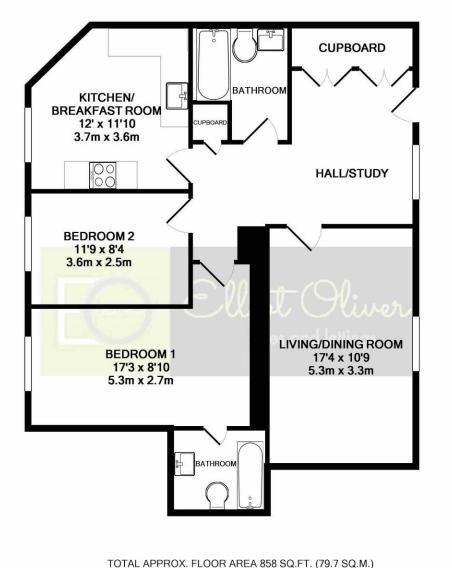
Three price white bathroom suite comprising:- Low level WC, wash hand basin and panel bath with shower attachment. Towel rail radiator. Tiled floor. Partially tiled walls.

BEDROOM 2

11' 9" x 8' 5" (3.58m x 2.57m) Sash window to rear. Radiator.

BATHROOM

Three piece white bathroom suite comprising: Low level WC, wash hand basin and panel bath with shower over. Towel rail radiator. Partially tiled walls. Tiled flooring.



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

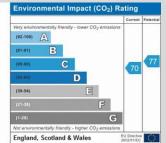
Service Charge £780 per annum

Ground Rent £O

Lease Length 999 Year lease from

Renewal







OFFICE

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Agents Note: Whils tevery care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements