

# St. Georges Road

Cheltenham GL50 3EE





## The Glass House, St. Georges Road, Cheltenham, GL50 3EE

Third Floor Apartment • Two Double Bedrooms with Built In Wardrobes • En-Suite to Master • Open Plan Lounge / Kitchen / Diner • Balcony • Integrated Appliances • Central Heating • Allocated Parking • Lift





A spacious apartment located just a short stroll from Cheltenham's Promenade. The apartment, located on the third floor and accessed via a lift comprises:- A large entrance hallway, that doubles up as a study, an open plan living / kitchen / diner with integrated appliances. Two double bedrooms both with built in wardrobes and the master also having en-suite and the family bathroom. The property has a balcony accessed from the living room and also has an allocated parking space.

### **BEDROOM 1**

12' 11" to wardrobes x 9' 7" (3.94m x 2.92m) Two double glazed windows to front. Built in double wardrobe. Radiator. Television point.

### **ENSUITE**

Double glazed obscure window to rear. modern suite comprising:- double shower cubicle, low level WC and glass sink unit. Tiled flooring. Radiator. Ceiling spotlights. Extractor.



### **HALLWAY**

8' 6" x 11' 0" (2.59m x 3.35m) Door from communal hallway. Double glazed window to side. Laminate flooring. Radiator. Double storage cupboard. Ceiling spotlights.

### **BEDROOM 2**

11' 6" to wardrobe x 9' 7" (3.51m x 2.92m) Two double glazed windows to front. Radiator. Built in wardrobe. Airing cupboard housing boiler.

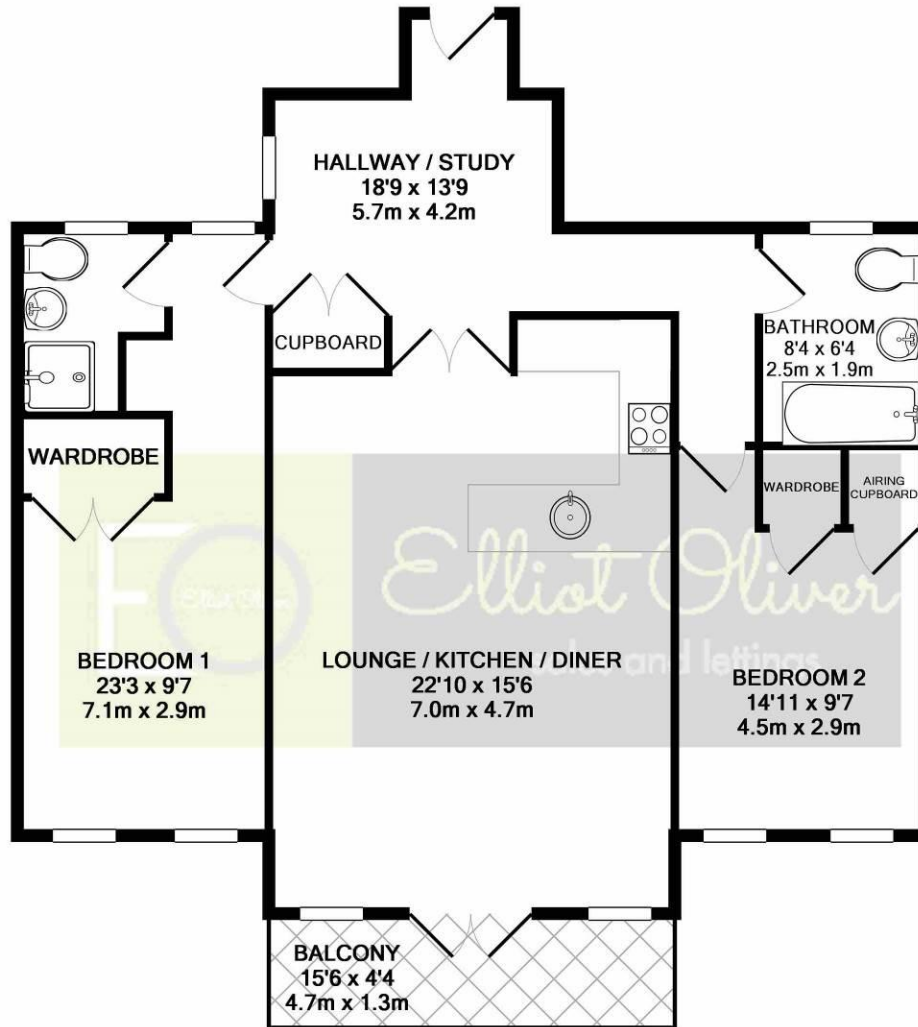
### **BATHROOM**

6' 3" x 8' 3" (1.91m x 2.51m) Double glazed obscure window to rear. White bathroom suite comprising :- panel bath with shower attachment, low level WC and vanity sink unit. Tiled flooring and partially tiled walls. Radiator. Ceiling spotlights.



### **LIVING / KITCHEN / DINER**

22' 10" x 15' 6" (6.96m x 4.72m) Two double glazed windows to front. Double glazed French doors leading to the balcony. Three radiators. Laminate flooring. Ceiling spotlights. Television point. the kitchen area comprises:- A range of wall and base units with roll edge work surface over. Integral fridge / freezer, washing machine, oven, gas hob and extractor hood.



TOTAL APPROX. FLOOR AREA 922 SQ.FT. (85.7 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

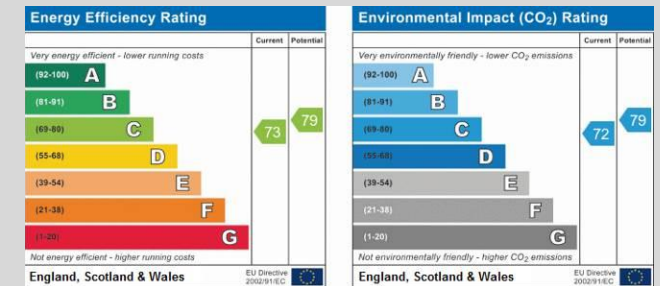
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### Additional Information

Ground rent           £1656 per annum

Service Charge       £200 per annum

Lease Length         110 years



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