



## St. Georges Terrace, Cheltenham, Gloucestershire, GL50 3PT

Town Centre Location • Newly Redecorated • Permit Parking •  
Converted Period Building • One Double Bedroom • Shower  
Room • Ideal investment of First buy

### OFFICE

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A Stylish one bedroom raised ground floor apartment within a period building that has been recently redecorated throughout. This property would be ideal for an investor or first time buyer and is located within the Town Centre of Cheltenham. The Property consists of: Entrance hall, Open plan living/ kitchen area, Fully fitted kitchen with Washer dryer, Fridge with freezer box, Electric oven and Hob, Double Bedroom with fitted wardrobe and Shower Room. The property further benefits from Electric heating and Permit parking.

### HALLWAY

Door from the communal hall. Smoke alarm. Laminate flooring. Doors into Living / Kitchen, shower room and Bedroom.

### LIVING / KITCHEN

17' 6" x 8' 2" (5.33m x 2.49m) Two sash windows to front. Laminate flooring. Electric panel heater. A range of wall and base units with roll edge worksurface over. Integral oven, hob, washer / dryer and fridge with freezer box.

### SHOWER ROOM

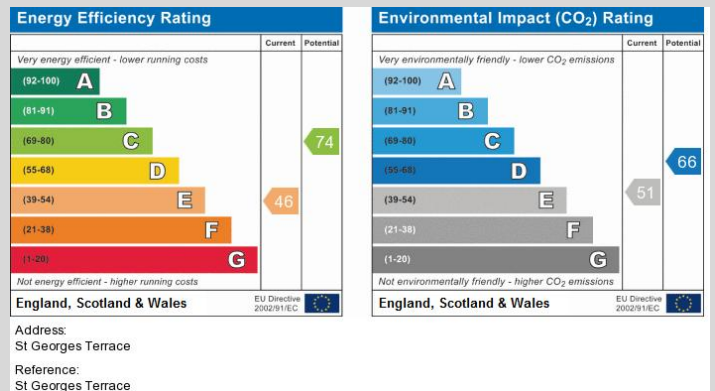
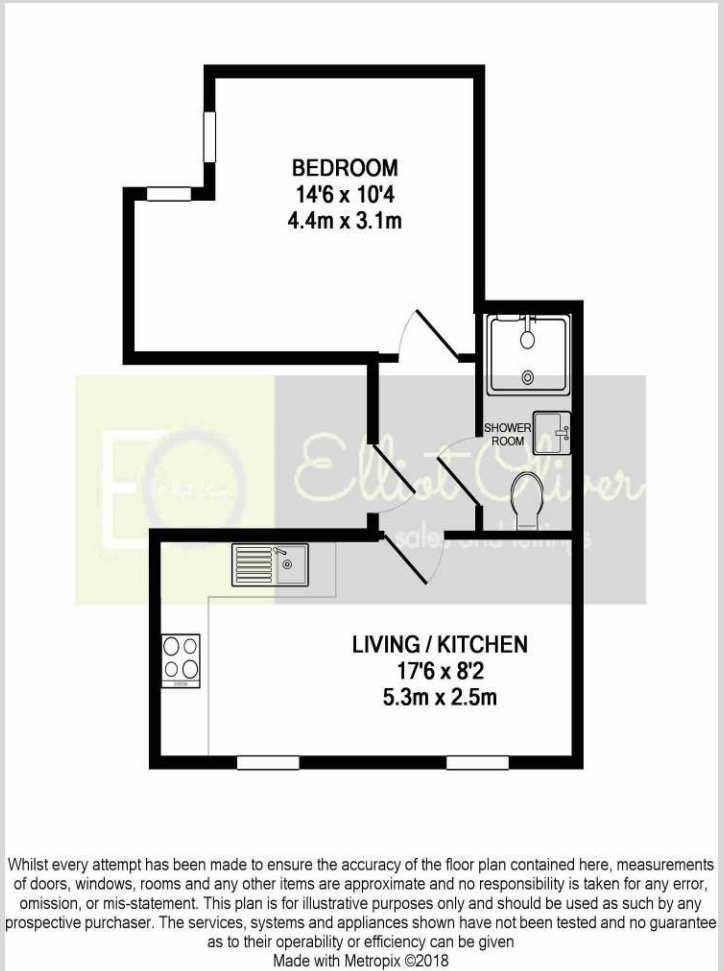
A modern suite comprising : - Low level WC, wash hand basin and shower cubicle. Heated towel rail. Extractor fan.

### BEDROOM

14' 6" max x 10' 4" (4.42m x 3.15m) Two double glazed sash windows. Electric panel heater. Laminate flooring.

### Additional Information

Service Charge	£750 per annum
Ground Rent	£250 per annum
Lease Length	115 years



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