



Flat 3, 7 Priory Street  
Cheltenham Gloucestershire GL52 6DP



This lovely flat has excellent entertaining space with a large modern kitchen /breakfast room which has two sets of bi-folding doors leading onto a 32'x28' garden which has a south easterly aspect.

A simply charming ground floor flat which combines period features and proportions effortlessly with modern accommodation and fittings.

The front door opens into an entrance hall with a limestone tiled floor off which is a substantial 20' x 14' sitting room with 11'8" tall ceilings, fireplace, picture window overlooking the rear garden fitted with working shutters and built in shelving to one wall. Off the sitting room are two double bedrooms to the front of the property one of which has fitted wardrobes.

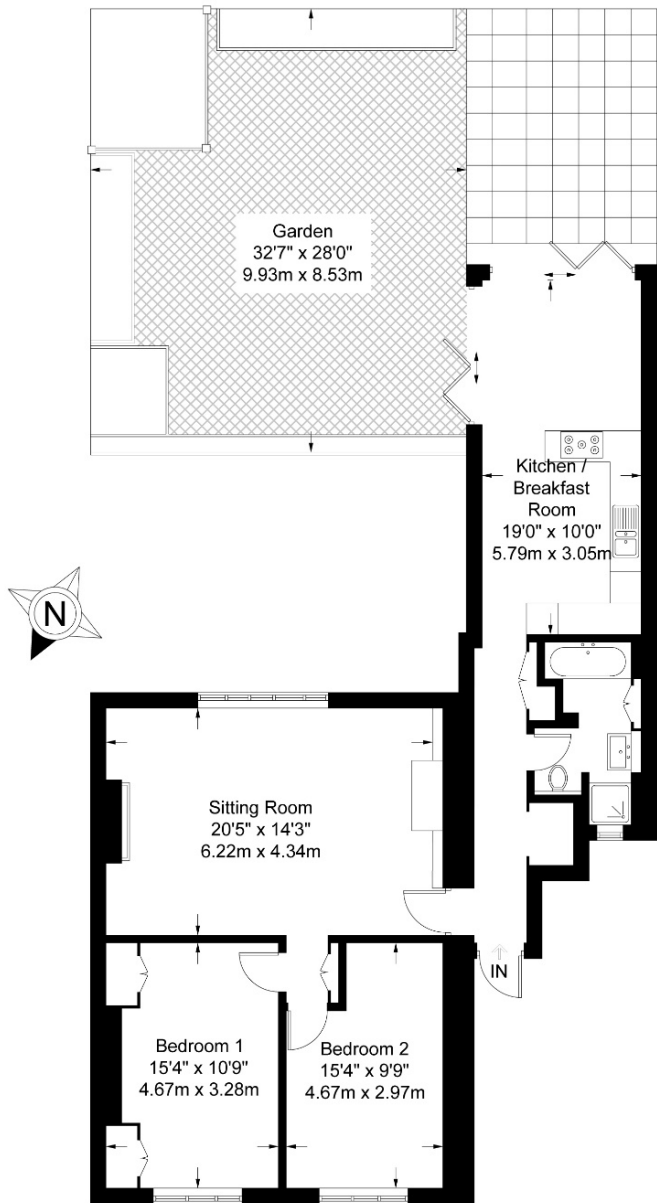
The hall, which has plenty of useful storage, leads to the rear of the property past a well-appointed modern bathroom fitted with a white suite and offering a W.C., basin, walk in shower and a spa bath.

The kitchen/breakfast room is fitted from the 'Effeti' range in a modern contemporary style with breakfast bar, stainless steel work surfaces, limestone tiled floor and high quality fitted appliances. Two sets of bi-fold doors open the room right up into the rear garden. The rear garden c.28'x32' has a south easterly aspect with a paved sitting out area, lawn, raised planted flower and shrub beds, raised timber decked sitting area and a raised pond featuring a 'water blade'.

The property features electric under floor zonal heating, limestone flooring to the hall and kitchen/breakfast room and modern bathroom and kitchen fittings.







## Lease Details

**Tenure:** Leasehold with a share of the freehold.

**Lease:** 999 years with approximately 980 remaining.

**Service Charge:** £100 per calendar month.

**Ground Rent:** £25 per annum.

**Management:** The building is self-run.

## General

**Services:** All mains services are believed to be connected.

**Local Authority:** Cheltenham Borough Council

**Council Tax:** Band A - £1060.57

**EPC:** Exempt.

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Approximate Gross Internal Area 1057 sq ft / 98.2 sq m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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