



An ideal first time buy or investment opportunity, located in the centre of Cheltenham. Situated on the first floor of a period terrace building on Cheltenham's High Street. This spacious one bedroom apartment of superior presentation boasts a 17'5" x 15'5" Living room with fitted kitchen area, tall ceilings and double sash windows with folding shutters. There is a double bedroom with a walk in wardrobe, entrance hallway and stylish shower room. Key benefits include, gas central heating, communal courtyard, basement storage area and permit parking. Situated at the start of the High Street, the property has immediate access to the surrounding shops, bars, restaurants and food outlets, and is within 100 metres of the John Lewis superstore and Sandford Park gardens. Offered with vacant possession. EPC C.



First Floor Apartment

Superior Presentation

Gas Central Heating

One Bedroom

17'5" x 15'5" Living Room

Permit Parking

ACCOMMODATION

Access

Communal entrance opening onto the High Street and accessed via a wood panelled door with intercom entry system. Passage way leading to communal courtyard and entrance to basement storage area. Wood panelled door to communal staircase leading to first floor landing area with sash window to rear, door to apartment.

Hallway

Doors to all rooms, storage cupboard.

Living Room 17' 3" x 15' 1" (5.25m x 4.59m)

Twin sash windows to front, with folding blinds/shutters, high ceilings with coving, kitchen area comprising of a range of base level storage units with wood work surface over, inset electric cooker with 4 ring gas hob over, inset stainless steel sink plus drainer, intergrated washing machine, fridge/freezer, tiled splash backs, range of wall mounted storage units. space for 3 seater sofa and six seater dining room table.



Leasehold

Lease Length: 150 years (from 2011)

Maintenance Fee including sinking fund contribution and Ground Rent £124.50PCM

No Pets.

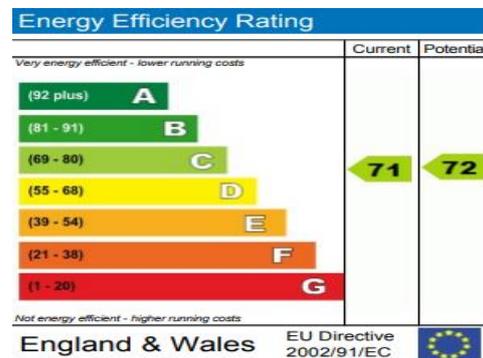


Bedroom 10' 6" min 11'7" Max x 8' 0" (3.20m Min 3.53m Max x 2.44m)

Window to rear with folding blinds/shutters, radiator, walk in wardrobe with window and wall mounted boiler.

Shower Room

Shower cubicle, WC, pedestal washbasin, ladder radiator.

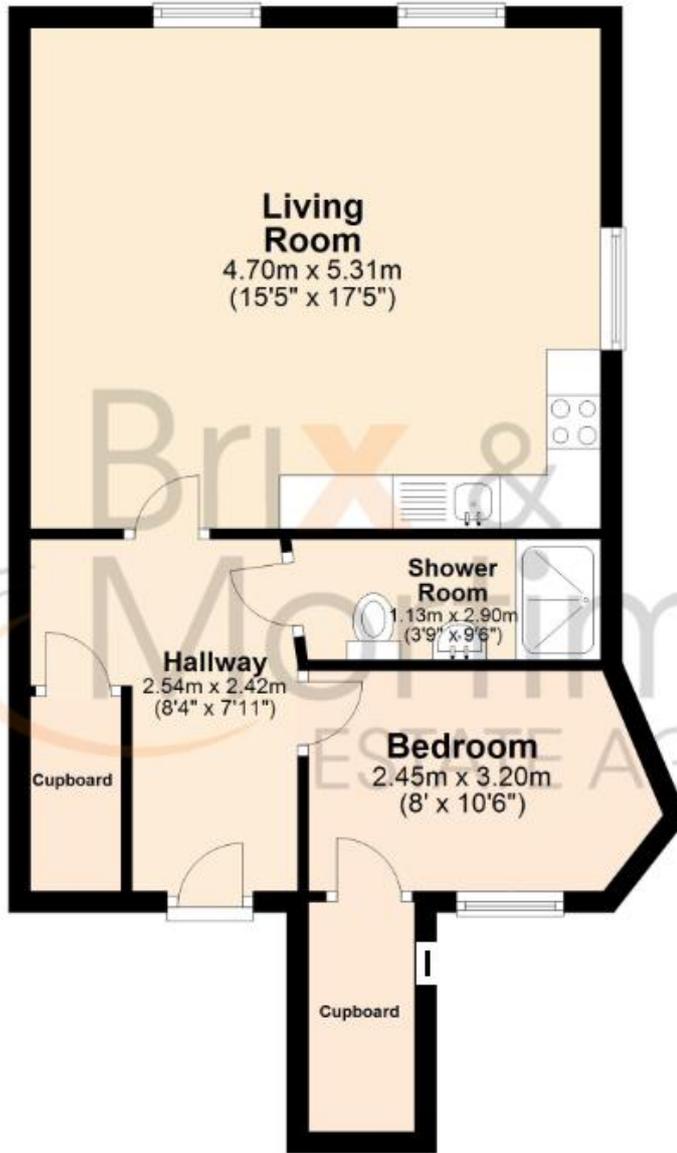


Council Tax Band A.

Please Note that we have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase. The Floor plans provided are for guidance only and must not be relied upon as accurate. Call: 01242 898 746 www.brixandmortimer.com

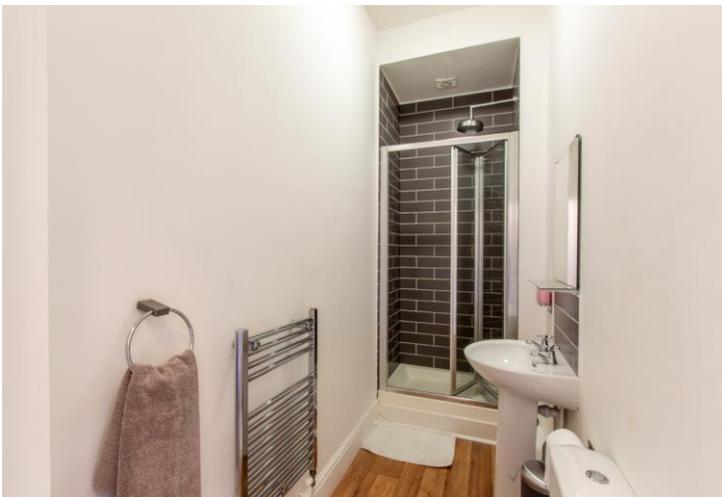
First Floor

Approx. 45.9 sq. metres (493.6 sq. feet)



Total area: approx. 45.9 sq. metres (493.6 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown they are approximate and should not be relied on. No liability is accepted in respect to consequential loss arising from the use of this plan.
Plan produced using PlanUp.



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