



Apartment 3 Ashmore Court 95 St. Georges Road,  
Guide Price £250,000





# Apartment 3 Ashmore Court 95 St. Georges

Cheltenham, GL50 3ED

- PRIVATE ENTRANCE
- SHARE OF FREEHOLD
- COUNCIL TAX BAND: C
- PRIVATE GARDEN
- NO ONWARD CHAIN
- POTENTIAL FOR PETS

Kitchen	6'05 x 10'4 (1.96m x 3.15m)
Utility Room	4'09 x 11'01 (1.45m x 3.38m)
Living Room	15'05 x 16'00 (4.70m x 4.88m)
Dining Area	6'08 x 11'05 (2.03m x 3.48m)
Bedroom One	8'04 x 14'01 (2.54m x 4.29m)
Shower Room	7'08 x 8'00 (2.34m x 2.44m)
Bedroom Two	10'08 x 17'01 max (3.25m x 5.21m max)
Ensuite	5'0 x 6'10 (1.52m x 2.08m)



hmt Sales and Lettings are pleased to bring you the opportunity to purchase this impressive two bedroom apartment located in Ashmore Court, Cheltenham with no onward chain.

As you step inside its own private front door, you are immediately welcomed into an Entrance Hall that provides enough space to store footwear and coats neatly. Through the next door you enter into the large Lounge with a lovely area off it that is currently used as a dining area that looks out to the private Garden. Through the back of the Lounge is the inner Hall. Immediately to the left is the family Shower room consisting of a toilet, sink and double tray shower. This bathroom also acts as a Jack & Jill Shower room with one of the Bedrooms which is also accessed via the inner Hall.





To the rear of the Hall is a large Utility Room which could make an extra Kitchen space with a door that leads out to the front of the building. The Kitchen itself is a similar size to the Utility Room with fitted cupboards, a built in oven, hob and space for a fridge freezer or dishwasher. There is also a further double bedroom that has french doors to the garden with en suite shower room. Outside, there is an assigned space for parking and the property also benefits from its own garden which makes it ideal for all sorts of buyers including investors looking for a great rental opportunity.

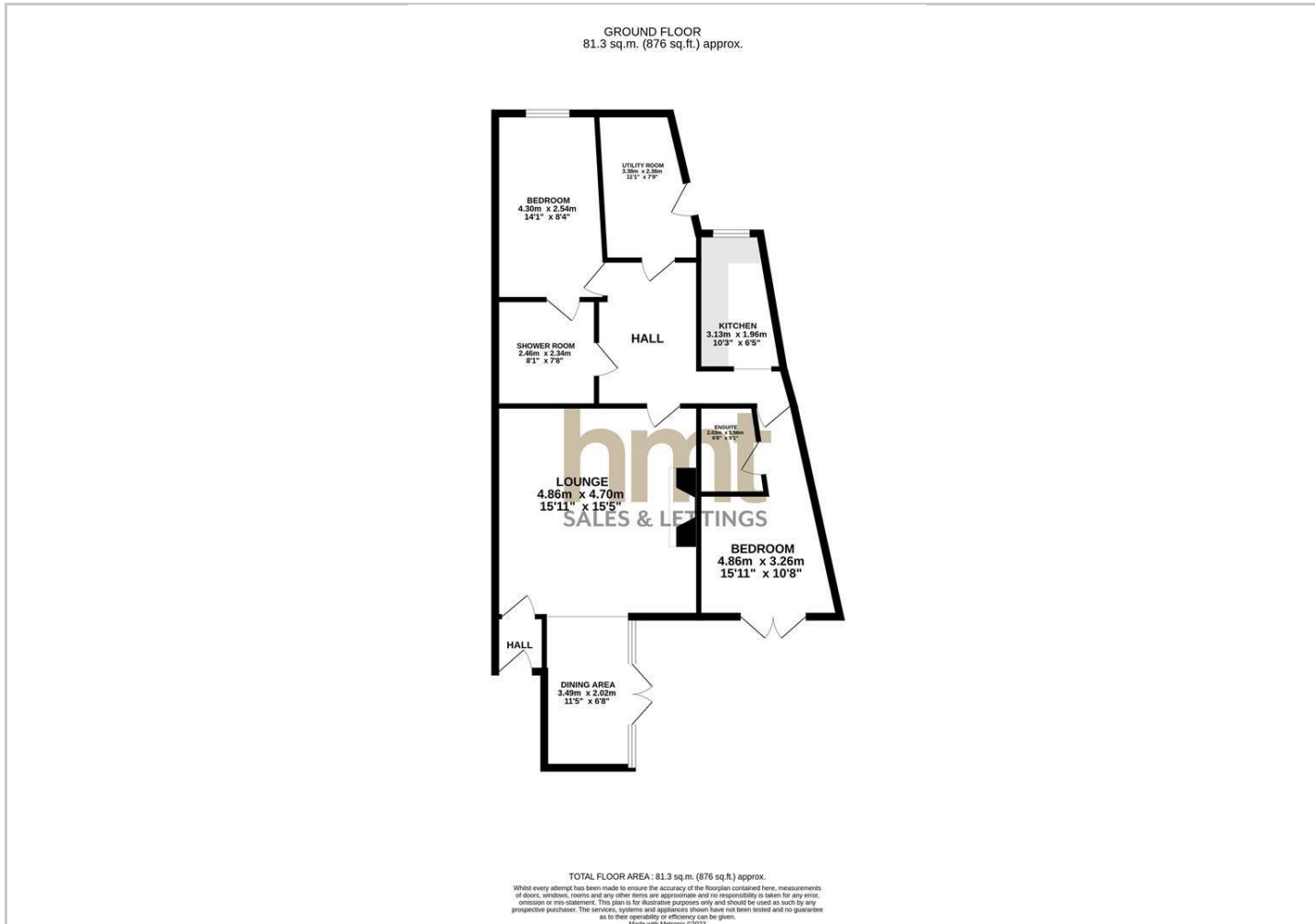
### Directions

Leaving the hmt office, head along Clarence Place and turn left onto Clarence Road. Take the left onto St Georges Place and head to the end. At the traffic lights, turn left onto St Georges Road and about 1/4 mile up, the property is found on the right hand side.





## Floor Plans



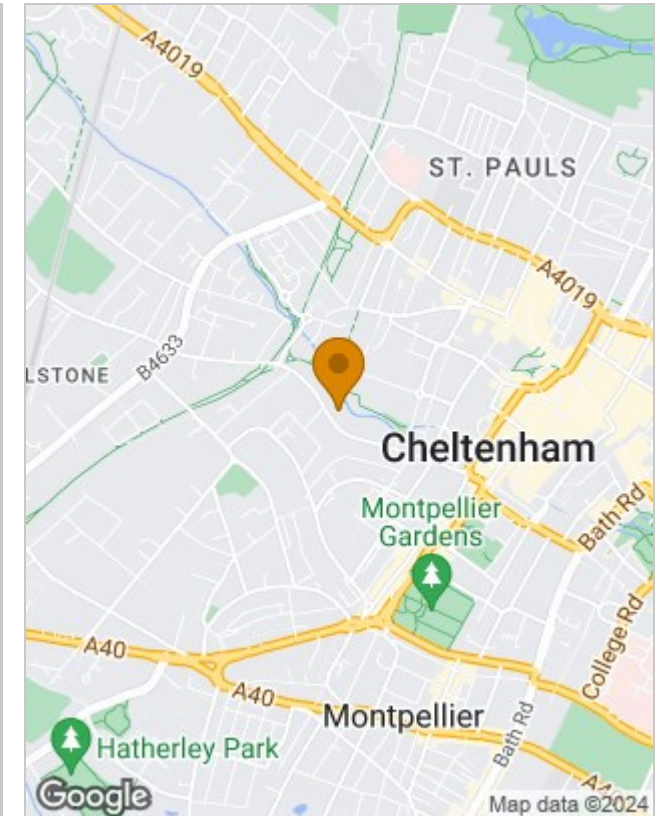
## Viewing

Please contact our HMT Office on 01242 521322 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

