



## First Floor Flat, 213 Bath Road, Cheltenham, GL53 7NA

This first floor apartment is located on Bath Road, ideal for shopping and socialising with friends, with a wide range of cafes, restaurants, bars and shops.

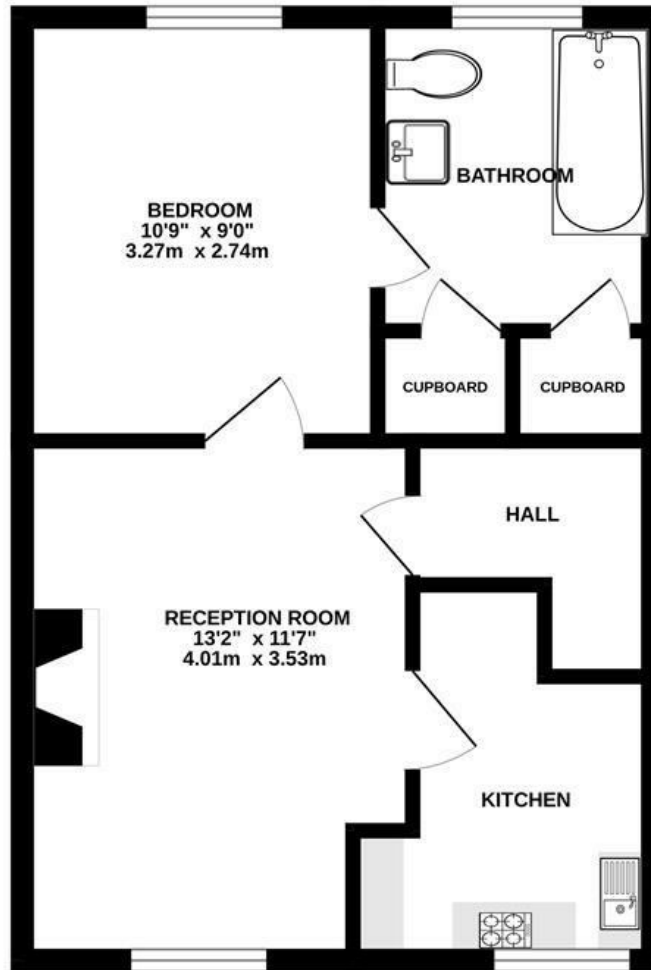
Available with off street parking, the apartment is accessed with a communal hall and staircase, shared with just one other apartment. There is a good size sitting/dining room, a modern kitchen, a double bedroom and a bathroom with a shower over the bath, sink, WC and useful storage cupboards.

We are informed that there is a 999 year lease beginning on and including 31 March 1987 and ending on and including 31 March 2986. Available with no onward chain.



**£150,000**

FIRST FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



BATH ROAD

TOTAL FLOOR AREA : 374 sq.ft. (34.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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