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## Flat 2, 59, Queens Road Christchurch, Cheltenham GL53 0LA

- Superior Hall Floor Christchurch Apartment
- 'A1' Location close to Station & Montpellier
- Feature 18' Reception w. Bay & 11'5 Ceiling
- Modern Fitted Kitchen including Appliances
- Sizeable 13' x 12' Bedroom + Wardrobes
- Modern Bathroom with Corner Shower
- Original Period Features & Parking Space
- Ideal Share of Freehold / No Ground Rent

**£225,000**

***Must Have 'Hall Floor' Apartment within Grand Detached Villa on this Highly Regarded Tree Lined Avenue...***

***Featuring the Stunning 18' x 14' x 11'(H) Sitting & Dining w. Garden Views via Full Height Bay Window!...***

***Also...13' x 12' Double Bedroom (with Wardrobes) + Modern. Kitchen (with appliances) & Bathroom (with Shower) ...***

***Original Features Include... Original Cornice and Detail, Hight Skirtings, Picture Rails & Working Sash Windows.***

***Robust 'Share of Freehold' Management Set-up, Allocated Off Road Paring and Most Impressive Communal Gardens.***



## COMMUNAL ENTRANCE AREA

Step up to communal front door with intercom access panel, common hall with stairway rising to the first floor. Panelled front door to...

## APARTMENT 4 ENTRANCE HALL

**4' 0" x 5' 5" (1.22m x 1.65m)**

Double doors to built-in storage/ cloaks cupboards (also housing electric consumer unit). Ceiling cornice. Panelled doors to reception room and bathroom suite.

## SITTING & DINING ROOM

**15' 0" x 14' 1" (4.57m x 4.29m)**

Dual front aspect three quarter height original working sash windows with southerly outlook across the communal garden. Focal point period style fireplace, ceiling cornice, ceiling rose, double radiator, power points & TV point, wall mounted intercom handset.

## FITTED KITCHEN

**9' 0" x 7' 6" (2.74m x 2.28m)**

Range of eye, base and drawer units, marble effect laminate work surfaces, single composite sink and drainer with mono tap, tile splash-back areas, inset oven and hob with retractable extractor hood, plumbing and space for washing machine, integrated full height fridge/ freezer, wall mounted 'Worcester' gas boiler, power points, side aspect working sash window, grey oak effect flooring and double panel radiator.

## DOUBLE BEDROOM

**12' 8" x 11' 2" (3.86m x 3.40m)**

Rear aspect working sash window, ceiling cornice, power points, radiator.

## BATHROOM SUITE

**10' 7" x 5' 5" (3.22m x 1.65m)**

Modern white suite comprising panelled bath, wall mounted showers system and glass shower screen. Wash basin inset to vanity unit, low flush WC, chrome enamel ladder style radiator/ towel rail, grey oak effect flooring. Front aspect opaque glazed sash window.

## OUTSIDE: PARKING & GARDENS

## COMMUNAL GARDENS

Professionally tended front aspect gardens that are mainly laid to lawn with planted borders plus pedestrian pathway leading to parking and communal entrance area.

## OFF ROAD PARKING

Situated to the side elevation; a neat tarmac drive provides one allocated off road parking space.

## TENURE

Share of Freehold Interest.

## SERVICE CHARGE/ MAINTENANCE

Approx. £250 per quarter

## GROUND RENT

Non-Applicable (share of freehold)

## SERVICES

Mains Gas, Electricity, Water and Drainage appear connected.

## COUNCIL TAX

Cheltenham Borough Council - Band B

