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Flat 4 Dormay Wymans Road, Cheltenham GL52 5RA

- Light & Airy Purpose-Built First Floor Flat
- Ideal First Purchase or Quality Buy-to-Let
- Entrance Lobby to 17' Sitting Room with...
- Fitted Kitchen Area w. Built-in Appliances
- 12' x 9' Rear Aspect Double Bedroom
- Modern Bathroom w. Shower System
- Double Glazing and Gas Central Heating
- Neat Frontage + Allocated Parking Space

Offers in the Region of £115,000

***Excellent First Purchase or Buy to Let Opportunity
with this Modern, Light & Airy One Bedroom First Floor
Flat with Share of Freehold and Allocated Parking...***

***All Fully Double Glazed, Gas Central Heating, 17'
Sitting Room with Views + Kitchen Area with
Appliances, Bathroom with Shower and Chain Free!***



Entrance Area

Brick wall defines front boundary with gated access to covered communal porch and front door.

Entrance Hall

Mini communal lobby with stairway rising to the first floor plus panelled door to flat 4.

Apartment Lobby

6' 0" x 4' 6" (1.83m x 1.37m)

Doors to each room, wall mounted intercom access handset. Power points, pendant light point, ceiling hatch to insulated loft space. Electrical consumer unit, central heating timer/ thermostat.

Sitting Room & Kitchen Area

16' 9" x 13' 10" (5.10m x 4.21m) Max

Sitting Area

Double glazed picture window with elevated, far-reaching views towards Cleeve Hill. Double radiator, power points, TV point, 'Open Reach' point, pendant light point. All open to...

Kitchen Area

A modern range of light wood eye, base and drawer units, granite effect work surfaces and tile splash-back areas and inset stainless steel sink and drainer with mono tap, built-in oven, gas hob and extractor hood. Full height integrated fridge and freezer, plumbing and space for automatic washing machine. Cupboard concealed 'Baxi' gas combi boiler. Power points, wood effect flooring, cluster of ceiling spotlights.

Double Bedroom

12' 1" x 9' 0" (3.68m x 2.74m)

Rear aspect double glazed window, single radiator, power points, pendant light point.

Bathroom Suite

6' 10" x 6' 0" (2.08m x 1.83m)

Side aspect opaque double glazed window, panelled 'P' bath and shower screen plus wall mounted shower system. Pedestal wash basin, low flush WC, single radiator, recessed ceiling spotlights, extractor fan.

Allocated Off Road Parking

The property benefits from a sizeable rear parking area with a space allocated to our apartment.

Tenure

Leasehold with a Share of the Freehold.

Lease Length

c. 960 years remain unexpired.

Ground Rent

Non-Payable (as you will be a freeholder)

Service Charge

£45 per calendar month – payable to managing agent, Cambray of Cheltenham.

Services

Mains Gas, Electricity, Water and Drainage appear connected.

Council Tax

Cheltenham Borough Council – Band 'A'.

