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12 Stow Court **Gloucester Road, Cheltenham GL51 8ND**

- Modern Purpose-Built Ground Floor Flat
- Ideal First Purchase or Quality Buy-to-Let
- Entrance Hall to 20' Living Room with...
- Fitted Kitchen Area with Breakfast Bar
- 10' x 10' Double Bedroom + Wardrobe
- Three Piece Bathroom Suite + Shower
- Double Glazing and Gas Central Heating
- Allocated Residents Permit Parking

£112,000

***Neat Ground Floor Flat in this Handy Station Vicinity
Development – Stow Court is Popular with both 'Buy to Let'
Investors & First Time Buyers – ours Can be Sold with Current Tenant
(on AST @700 pcm) 'in situ' – or with Vacant Possession.***

***Comprising: Entrance Hall with Storage, 20' Dual Aspect Living
Room & Kitchen Area, Double Bedroom with Wardrobe and Three-
Piece Bathroom Suite – Gas CH, Double Glazing & Parking.***



Entrance Hall

8' 9" x 2' 10" (2.66m x 0.86m)

Pendant light point, built-in storage & cloaks cupboard (with hanging rail), intercom access handset, wall mounted electric consumer unit. Doors to bedroom, bathroom and...

Reception and Kitchen Area

21' 3" x 0' 0" (6.47m x 0.00m)

Reception Area

13' 10" x 9' 7" (4.21m x 2.92m)

Front aspect double glazed window, single panel radiator, power points, dual pendant light points, TV point, breakfast/ dining bar from kitchen area.

Kitchen Area

7' 5" x 9' 7" (2.26m x 2.92m)

Range of eye, base and drawer units, wood effect work surfaces, composite sink and drainer with mono tap, tile splash-back areas, inset oven, gas hob and extractor hood, space for base level fridge/ freezer, plumbing and space for washing machine, power points, strip lighting, side aspect double glazed window, wood effect flooring, wall mounted 'Worcester' branded gas boiler.

Double Bedroom

10' 4" x 9' 6" (3.12m x 2.89m)

Front aspect double glazed window, power points, single panel radiator, pendant light point, door to 'walk-in' wardrobe/ storage.

Bathroom

6' 4" x 5' 9" (1.93m x 1.75m)

Panelled bath, wall mounted shower system, pedestal wash basin, low level W.C, splash-back areas, vanity light with shaver socket, extractor fan, single radiator.

Tenure

Leasehold with c.92 Years left Unexpired. Freeholder: Home Ground Management Ltd.

Service & Ground Rent Charges

Service charge: £689.80 per 6 months, reviewed annually.

Ground rent: £22.50 per 6 months, reviewed annually.

Services

Mains Gas, Electricity, Water and Drainage appear connected.

Council Tax

Band 'A'

Viewing

By prior appointment via Sam Ray Property.

