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## **24 Redmarley Road Battledown Park, Cheltenham GL52 5GA**

- Niceley Situated Top Floor Penthouse Flat
- 11' Main Bedroom + Ensuite Shower
- Entrance Hall to Central Lobby with Storage
- Second 12' x 6' Bedroom + Bathroom
- c. 16' Dual Aspect Living Room with Views
- Sash Style Double Glazing + Gas CH
- Modern Fitted Kitchen + Built-in Oven & Hob
- Rear Sited Allocated Off Road Parking

**£158,000**

***Niceley Situated Top Floor, Two Bedroom, Two Bathroom Apartment...***

***Featuring 16' Dual Aspect Living Room, Modern Kitchen & Bathroom – One Double (with Ensuite!) Bedroom and One 12' x 6' Single...***

***Modern Double Glazing, Gas C. Heating + Allocated Parking Space - £158,000 and NO CHAIN!***



Gated lawn frontage with central path to covered canopy porch with intercom access keypad.

Wall mounted post boxes, rear door access to parking area. Two flights of stairs to second floor and apartment 24 panelled front door.

Inset bristle doormat, pendant light point. Panelled door to...

Wall mounted intercom access handset. Door to built-in storage with shelving, power points, radiator, ceiling hatch to loft space. Doors to bedrooms, bathroom and...

**15' 7" x 11' 4" (4.75m x 3.45m)**

Dual aspect sash style double glazed windows (with far reaching views), two radiators, power points, TV point, digital central heating timer, ceiling spotlights. Open doorway to...

**7' 8" x 6' 6" (2.34m x 1.98m)**

Modern range of eye, base and drawer units, granite effect work surfaces and tile splash-back areas. Stainless steel sink and drainer with mono tap. Inset electric oven, gas hob and extractor hood. 'Kick space' electric fan heater. Space and plumbing for further white goods. Cupboard housing 'Ideal' branded gas 'combi' boiler. Power points, ceramic tile floor, ceiling spotlights and side aspect sash style double glazed window.

**11' 4" x 8' 6" (3.45m x 2.59m)**

Front aspect sash style double glazed window, power points, radiator, TV point, pendant light point.

Glass doors to fully tiled double shower cubicle. Pedestal wash basin, low flush WC, tile & acrylic splash-back areas, ladder style heated towel rail, ceiling extractor fan.

**12' 0" x 5' 8" (3.65m x 1.73m)**

Front aspect sash style double glazed window, power points, radiator, TV point, ceiling spotlights.

**6' 8" x 6' 3" (2.03m x 1.90m)**

Panelled bath with mosaic tile splashbacks, pedestal wash basin, low flush WC, extractor fan, enamel ladder style radiator, wood effect flooring.

Private, to this block, walled parking area with numbered, allocated space for flat 24.

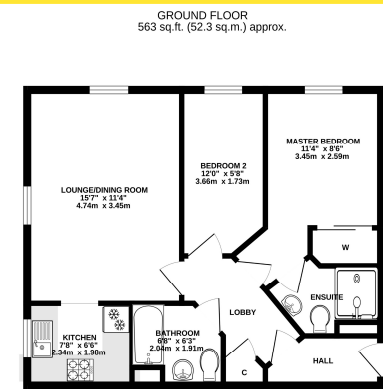
Leasehold with c. 134 years left unexpired.

Service Charge: £170 Per Calander Month (includes buildings insurance)  
Ground Rent: £200 Per Annum.

Mains Gas, Electricity, water and Drainage appear connected (seek confirmation prior to purchase)

Cheltenham Borough Council – Band ‘B’

By Prior Appointment via Sam Ray Property.



GROUND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.

TOTAL FLOOR AREA: 563 sq ft. [52.3 sq ft.] approx.

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