

OFFICE: 01242 222 022

MOBILE: 07786 133768

EMAIL: info@samrayproperty.com



19 Swindon Close Cheltenham GL51 9EA

- Airy First Floor Flat with 'No Onward Chain'
- Popular Central Purpose-Built Development
- Approx. 15' Sitting Room with Bay Window
- Modern Fitted Kitchen w. Some Appliances
- Approx. 10' x 10' Double Bedroom
- White Bathroom Suite with Shower
- Gas Central Heating & Dbl. Glazing
- Private Off-Road Parking via Permit

£124,500

Airy, Chain Free First Floor Apartment in Popular Purpose-Built Block close to the Town Centre – Would make an Ideal BTL Investment or First Purchase...

Comprising: 10' Hall with Storage, 15' Living Room with bay window & open to Fitted Kitchen with Built-in Oven & Hob. Also 10' Double Bedroom & Bathroom Suite...

Gas Central Heating, Double Glazing & Off-Road Parking

NO ONWARD CHAIN



ENTRANCE AREA

Communal canopy porch (with intercom access system) leads to communal hall, stairway rising to the 1st floor and the front door to Flat 19.

ENTRANCE HALL

10' 2" x 2' 10" (3.10m x 0.86m)

Doors to all rooms, intercom access receiver, door to built-in storage with hanging rail and shelving, power point, wall mounted electrical consumer unit...

LIVING & KITCHEN AREA

LIVING AREA

15' 4" x 9' 8" (4.67m x 2.94m)

Front aspect double glazed bay window, double panel radiator, power points, TV point, 'Virgin Media' connection. Open to...

KITCHEN AREA

6' 0" x 9' 8" (1.83m x 2.94m)

Fitted kitchen with range of eye, base and drawer units, breakfast bar, wood effect work surfaces, tile splash-back areas, composite sink and drainer with mono tap, inset oven, hob and extractor hood, plumbing and space for washing machine and refrigerator, power points built-in storage (housing 'Worcester' wall mounted boiler for central heating and domestic hot water. Digital heating timer control, hanging rail, shelving and lighting)

DOUBLE BEDROOM

10' 3" x 9' 5" (3.12m x 2.87m)

Front aspect double glazed window, single panel radiator, power points, 'Virgin Media' connection.

BATHROOM

6' 4" x 5' 8" (1.93m x 1.73m)

Panelled bath with mixer shower system, shower curtain rail, pedestal wash basin, low flush W.C, tile splash-back areas, extractor fan, single panel radiator.

PARKING

Parking Permit/ Space for one vehicle.

COMMUNAL GARDEN

A private garden & drying area, mainly laid to lawn is situated to the rear of the building.

TENURE

Leasehold with c. 92 years left unexpired.

SERVICE CHARGE & GROUND RENT

Service Charge: £65 per month.

Ground Rent: £45 per annum.

SERVICES

Mains Gas, Electricity, Water and Drainage appear connected.

COUNCIL TAX

Band 'A' £1497.68 – 2025/26.

VIEWING

By prior appointment via Sam Ray Property on (01242) 222 022

