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## **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

**£119,995**

***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 1<sup>st</sup> 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

