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Flat 3, 14 Sydenham Road North Fairview, Cheltenham GL52 6EA

- Impressive Period Flat within Regency Villa
- Off Road Parking, Neat Garden & Long Lease
- Period Features, High Ceilings, Natural Light
- Slightly Dated however Very Well Presented
- c. 15' x 14' Reception with Fireplace
- c. 13' Dual Aspect Double Bedroom
- Fitted Kitchen and Modern Bathroom
- Ideal 'Buy to Let'/ Great First Purchase

£159,500

***Elegant Central Tree Lined Avenue for this Character
First Floor Period Flat within Classic Cheltenham
Regency Villa – with Allocated Parking & Bonus of Neat
Garden Area...***

***Internally: 15' x 14' Reception, 10' Fitted Kitchen, Mod.
Bathroom & Delightful 14' Dual Aspect Bedroom...***

***Long Lease (956) Well (Locally) Managed Block - A Tiny
Bit Dated in Places yet Well Presented...***

'A1' Location & Great Value at £159,500!



Main Entrance Area

Railed stone steps up to recessed communal front porch with tile floor and original front door with side and fanlights over. The Communal Hall leads to stairway rising to the first floor and front door to Flat 3...

Apartment Hall/Lobby

Mini lobby with coat hanging rail, wall light, wall mounted electrical consumer unit and wall mounted gas central heating thermostatic control. Door to...

Sitting & Dining Room

15' 2" x 14' 4" (4.62m x 4.37m)

Focal point original period fireplace with inset iron fire basket and back. Picture rails, dado rail, pendant light point, TV point, double panel radiator and rear aspect working sash window. Part glazed door to...

Rear Hall

11' 0" x 2' 8" (3.35m x 0.81m)

Pendant light point, radiator, door to built-in utility/ storage cupboard. Doors kitchen, bathroom and part glazed door to double bedroom.

Fitted Kitchen

10' 10" x 7' 4" (3.30m x 2.23m)

Side aspect double glazed window, range of cream eye, base and drawer units with granite effect work surfaces, stainless steel sink and drainer with mono tap, tile splash-back areas. Inset stainless steel 'Smeg' oven, hob, extractor and matching splash-back, power points, ceiling spotlights, dark oak effect flooring, enamel ladder style radiator. Open doorway to area housing wall mounted gas 'combi' boiler, plumbing for automatic washing machine and space for three-quarter height fridge/ freezer.

Double Bedroom

13' 10" x 10' 10" (4.21m x 3.30m)

Dual aspect sash windows. Range of fitted wardrobes and storage. Pendant light point, power points, radiator.

Bathroom Suite

8' 6" x 4' 11" (2.59m x 1.50m)

Modern white suite comprising: Panelled bath with wall mounted shower system and glass shower screen, pedestal wash basin, low flush WC, tile splash-back areas, enamel ladder style heated towel rail/ radiator, ceiling light, tile effect vinyl flooring.

Outside: Garden & Parking

Off Road Parking Space Adj. to pictured compact garden area – a bonus for this type of property with opportunity to screen further with i.e. foliage for extra privacy.

Tenure

Approx. 957 Year Lease Unexpired (999 years from 1983)

Freeholder

Lexicon Estates Ltd.

Managing Agent

CMT Property Management, Gloucester.

Service Charge

Approx. £106 per calendar month

Ground Rent

£50 Per Annum

Pets & Short Lets

Pets with permission of freeholder – 'Short Lets' (i.e. Air BnB) not permitted – Regular 6 month AST / No problem.

Services

Mains Gas, Electricity, Water and Drainage appear connected – verification normally provided via solicitor prior to purchase.

