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61 Arle Road Alstone, Cheltenham GL51 8LA

- A Superior c. 800' sq. ft Apartment in Town
- Off Rd Parking, GARAGE & Private Garden
- Private Entrance to 'Light & Airy' First Floor
- Handy Spot Near Waitrose, Station & Town
- Sizeable 18' x 13' Sitting & Dining Room
- Modern Fitted Kitchen & Shower Room
- 2 Double Bedrooms (13' x 12' & 13' x 9')
- Well Presented + Gas CH & D. Glazing

£220,000

***A Superior 800' sq. ft - Two Bedroom Apartment
with Private Entrance, Private Garden and Garage &
Parking!...***

***The Generous Accommodation Comprises 18'
Sitting & Dining Room, Modern 10' Fitted Kitchen,
Two Sizeable Double Bedrooms & Modern Shower
Room...***

***Also, Gas CH & Double Glazing
Makes Great Sense at ONLY £220,000***

Private entrance via covered and lighted stone paved arch porch plus gated side access to the rear garden.

Cloaks hanging hooks. Stairway rising to the first floor with door to...

19' 0" x 3' 1" (5.79m x 0.94m)

Door to built-in storage, power point, radiator, ceiling hatch to loft space, ceiling coving. Doors & access to all rooms.

18' 4" x 13' 0" (5.58m x 3.96m)

A sizeable living room with ample space for sitting and dining. Front aspect double glazed picture window, ceiling coving, dual pendant light points, double radiator, power points, TV point, 'Fibre' media connection.

9' 9" x 8' 2" (2.97m x 2.49m)

Modern range of cream eye, base and drawer units with wood effect work surfaces with tile splash-backs, inset stainless steel sink and drainer with mono tap, space and connection for cooker, plumbing and space for washing machine, space for fridge/ freezer. Power points, ceiling spotlights, light oak effect flooring. Rear aspect double glazed window. Cupboard concealed gas 'combi' boiler.

13' 4" x 12' 0" (4.06m x 3.65m)

Rear aspect double glazed window, pendant light point, radiator, power points, ceiling coving.

13' 0" x 8' 1" (3.96m x 2.46m)

Front aspect double glazed window, pendant light point, radiator, power points, ceiling coving.

9' 10" x 5' 10" (2.99m x 1.78m)

Modern shower room with double size fully tiled glass shower cubicle, wash basin inset to vanity unit, low flush WC, radiator, vinyl flooring, ceiling spotlights, rear aspect opaque double-glazed window.

30' 0" x 17' 0" (9.14m x 5.18m)

A low maintenance landscaped garden that is fully enclosed by timber fencing – nearest the property is a section of Cotswold stone chip that sieges with sections of painted timber decking and sections of stone tile seating along the side and to the full width of the rear – Nearest the property is a neat 'bin store' plus secure access to built-in storage shed.

Tarmac drive provides comfortable off road parking space directly adjunct to garage with wood panel 'up & over' door.

Leasehold with c. 119 years left unexpired.

EJ Estates, Cheltenham

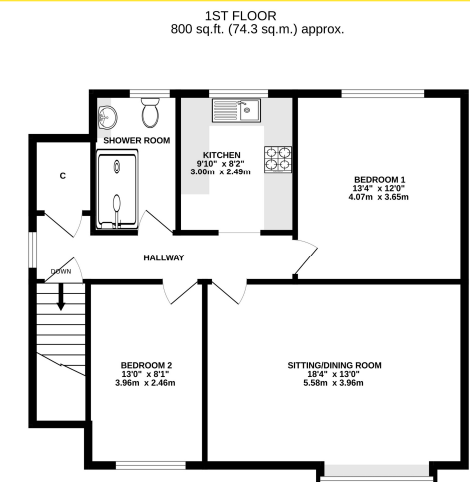
N/A

£250 Per Annum.

Mains Gas, Electricity, Water, Drainage and 'Fibre Optic' Media (FTTP) appear connected (be sure to fully verify via solicitor prior to purchase)

Cheltenham Borough Council – Band 'B'

Viewing: By prior appointment via Sam Ray Property.



TOTAL FLOOR AREA: 800sq ft (74.3 sq m.) approx.