

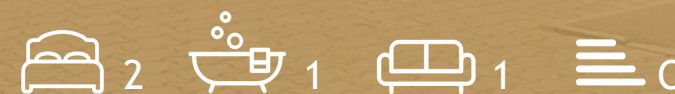


MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



Flat 1, Eltham Lawn, Queens Road,
Cheltenham GL50 2LS
£279,995



Flat 1, Eltham Lawn, Queens Road, Cheltenham GL50 2LS

A superbly presented, two double bedroom apartment within short walking distance of Montpellier, Tivoli and the town centre, offering excellent transport links to and from Cheltenham.

Full Description

Eltham Lawn is ideally located and beautifully maintained, situated on the highly desirable Queen's Road. This ground-floor apartment has been tastefully modernized and is immaculately presented throughout.

The spacious entrance hall, equipped with ample storage and a telephone entry system, leads to all areas of the property. The living/dining room boasts a front-facing aspect with a large bay window that floods the space with natural light. This is a versatile space designed for multiple functions, including dining. Its flexible layout allows for easy adjustments to suit your needs.

The modern kitchen includes washing machine, oven, hob, chimney hood and fridge freezer, alongside an array of base and wall units for plenty of storage. The current owner has installed a contemporary black sink and mixer taps and added black handles to the units for an up-to-date feel.

From the hallway, you'll find two generously sized double bedrooms, decorated in a calm, neutral colour scheme and in excellent condition. Both rooms feature built-in wardrobes, offering ample storage. The master bedroom enjoys a serene rear-facing view over a herb garden, a sweet addition to the communal gardens, promising a restful night's sleep.

A spacious, contemporary bathroom completes the interior of this charming property.

Additional features include new double glazed sliding sash windows, shutter blinds and gas central heating, contributing to the overall comfort and energy efficiency of the apartment.

The property also benefits from well-maintained, private communal gardens, and off-road parking is available for both residents and visitors to Eltham Lawn.





Further Information

Cheltenham is famed as one of the most complete Regency towns in England, offering Michelin starred restaurants, numerous bars, stylish shops and salons aplenty. Cheltenham, also, offers a thriving cultural scene that includes two concert halls and three theatres. There are a number of festivals hosted in Cheltenham through the year, such as the festivals of literature, science, food and drink and jazz. However, the highlight of the year is the annual racing festival culminating with the Cheltenham Gold Cup, an attraction that draws the public to the town year after year.

Tenure: Leasehold - Share of Freehold

Lease Duration: 125 years from September 1984

Service Charge: £2,299.99 per annum

Ground Rent: £0

Services: Mains electricity, water, gas and drainage.

Council Tax Band: C

Local Authority: Cheltenham Borough Council. Tel. 01242 26 26 26

Eltham Lawn

Approximate Gross Internal Area = 66.7 sq m / 718 sq ft

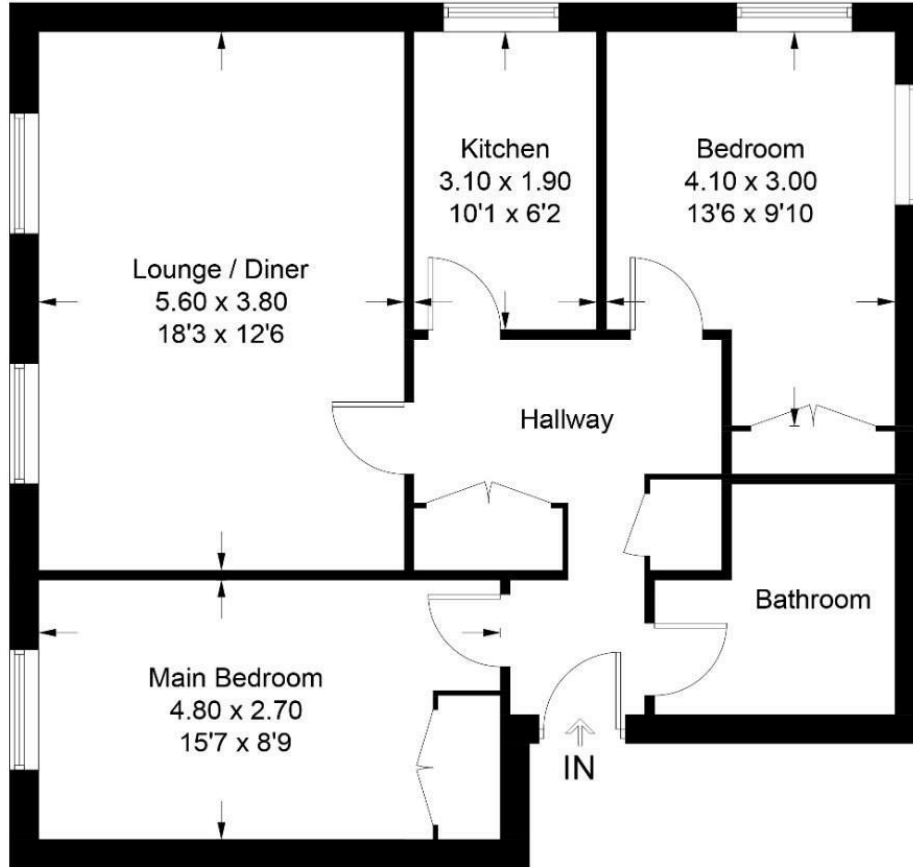
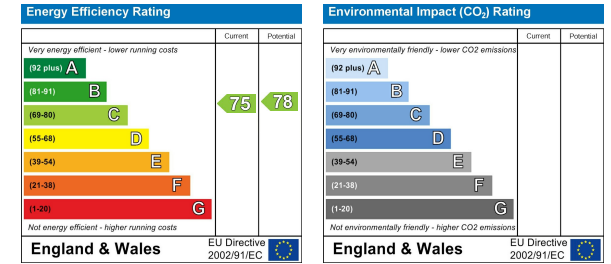


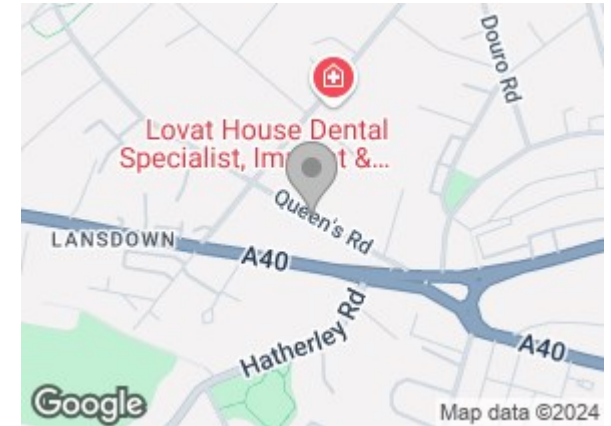
Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1123072)

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Energy Efficiency Graph



Area Map



Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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