



Flat 4, 3 Suffolk Square, Cheltenham, Gloucestershire, GL50 2DR

WITH ONE OF THE FINEST VIEWS OVER SUFFOLK SQUARE THIS TWO BEDROOM SECOND FLOOR FLAT PROVIDES AN EXCITING OPPORTUNITY TO ACQUIRE A SPLENDID PERIOD APARTMENT.

3 Suffolk Square is an attractive stone conversion set in one of The Suffolks' most desirable location. The apartment is positioned on the second floor accessed via the communal hallway and stone cantilever staircase.

On entering the apartment the predominantly south facing sitting room is bathed in natural light and has an inset gas living stove with an ornate marble surround.

The Master bedroom has an en suite shower room. There is also an additional shower room. The kitchen has been recently refitted in a modern contemporary style with a range of base and wall mounted units together with fitted NEFF and AEG appliances.

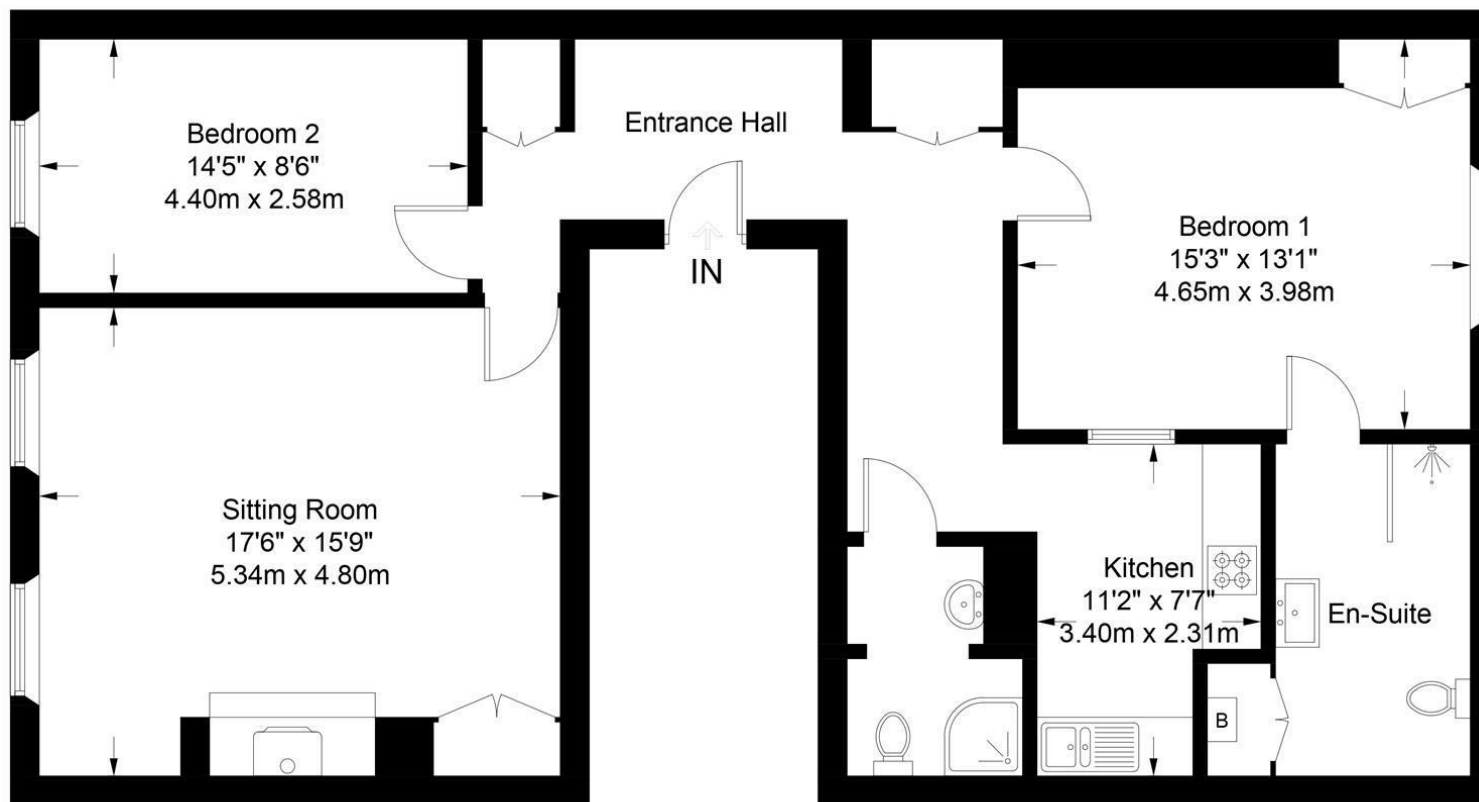
Leasehold Management and term: The Freehold is owned by 3 Suffolk Square Management Company Limited in which each residents own an equal share. The apartment was issued with a 999 years from 1.1.1987 with a Deed of variation - (18.09.2008). The service charge is currently £165 pcm. The building is managed by The Complete Property Group of Cheltenham on behalf of the residents.

Agents Note: Only fixed term lets are permitted. No pets are allowed. Parking is available to the front of the building on a first come first served basis. The property lies within a Resident Parking Zone. Permits are available through Gloucester County 1st resident permit priced at £63.60 with the 2nd resident permit costing £127.35 (prices correct as of 13th October 2023).

JQM - Update 16.01.24







Approximate Gross Internal Area = 1015 sq ft / 94.3 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.
Please check all details before making any decisions reliant upon them.
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Tenure: Leasehold - Share of Freehold
Title Number: GR98908
EPC: D
Council Tax: A
Area: 1015.00 sq ft
Property Ref: 18461258

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. PRN: 18128602 - Date of printing 1st February 2024
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