



3 ORIEL VILLAS 2 ORIEL ROAD, CHELTENHAM, GLOUCESTERSHIRE, GL50 1XN



## A VERY SMART AND RECENTLY RENOVATED ONE BEDROOM APARTMENT SET WITHIN THIS ATTRACTIVE PERIOD CONVERSION WHICH HAS CREATED A WONDERFUL PIED DE TERRE OF FIRST TIME BUY.

### THE PROPERTY

Oriel Villas was a development by Boo Homes in 2012 and is located on Oriel Road moments from Imperial Gardens, the Promenade, and the High Street.

The apartment is positioned on first floor with a recently decorated communal hallway.

On entering the apartment, the inner hall provides access off the tiled shower room, bedroom, and main living area.

The living area is a generous open plan space enjoying a double aspect. The kitchen was installed in 2025 and has integrated appliances. The open hall could very easily be used as a work from home solution.

### PARKING

The apartment has one allocated parking space in the secure gated parking area.

### AGENTS NOTE

The apartment has been recently redecorated and has oak flooring throughout. It will be sold chain free. There is also a communal recycling area.

### TENURE

Leasehold

Lease: 999 years from 2012

Service Charge: £69.42 per month = 5.05% of costs

Ground Rent: £250 per annum until 2031

Managing Agents: Cambray Property Management

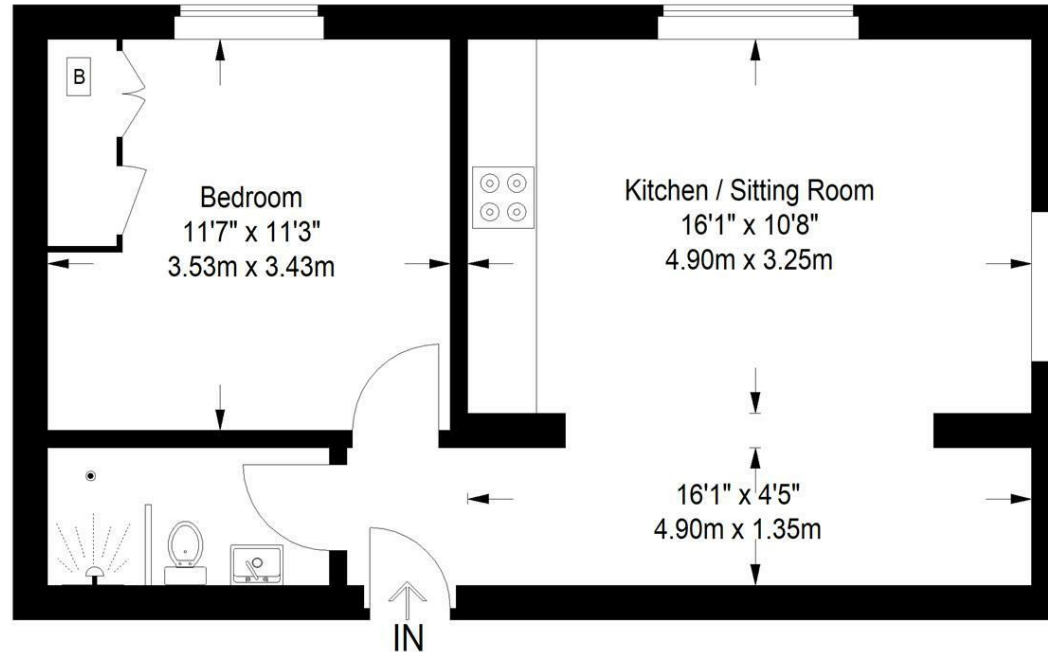
Pets: Maybe be considered if required

No short term lets are permitted









Gross Internal Area = 439 sq ft / 40.8 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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EPC: Band D

Rating: 59

Council Tax: B

Area: 439.00 sq ft

**readmaurice** 

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