



Flat 9, Eltham Lawn Queens Road, Cheltenham, GL50 2LS

A SMART AND WELL PRESENTED TWO BEDROOM SECOND FLOOR APARTMENT SET WITHIN A PURPOSE BUILT BLOCK WITHIN A SHORT WALK OF THE TRAIN STATION AND MONTPELLIER OFFERED WITH NO ONWARD CHAIN.

Eltham Lawn is set back from Queens Road and is modern in construction. The apartment is on the top floor. On entering the hall provides access to all rooms.

The sitting room is bright and has plenty of natural light from two windows. There is ample space for dining and entertainment.

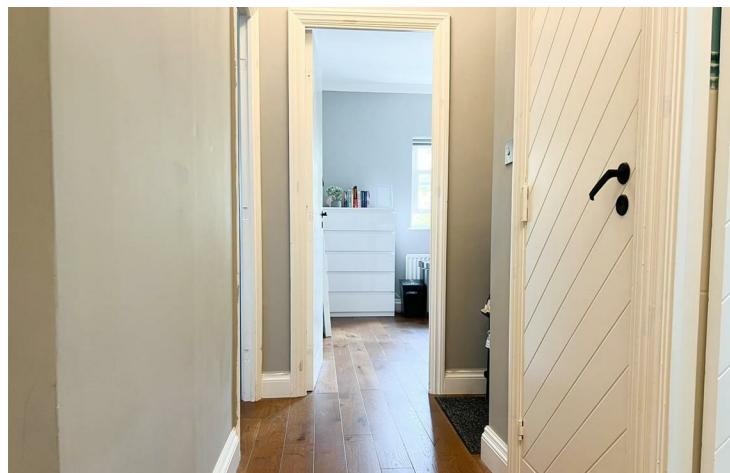
The kitchen is fitted with an array of base and wall mounted units. The main bedroom benefits from built-in wardrobes and an en suite shower. The second bedroom is also generous and has built-in wardrobes and a double aspect.

The bathroom is fitted in a contemporary white suite with wash basin, flush mounted lavatory, and bath with shower over.

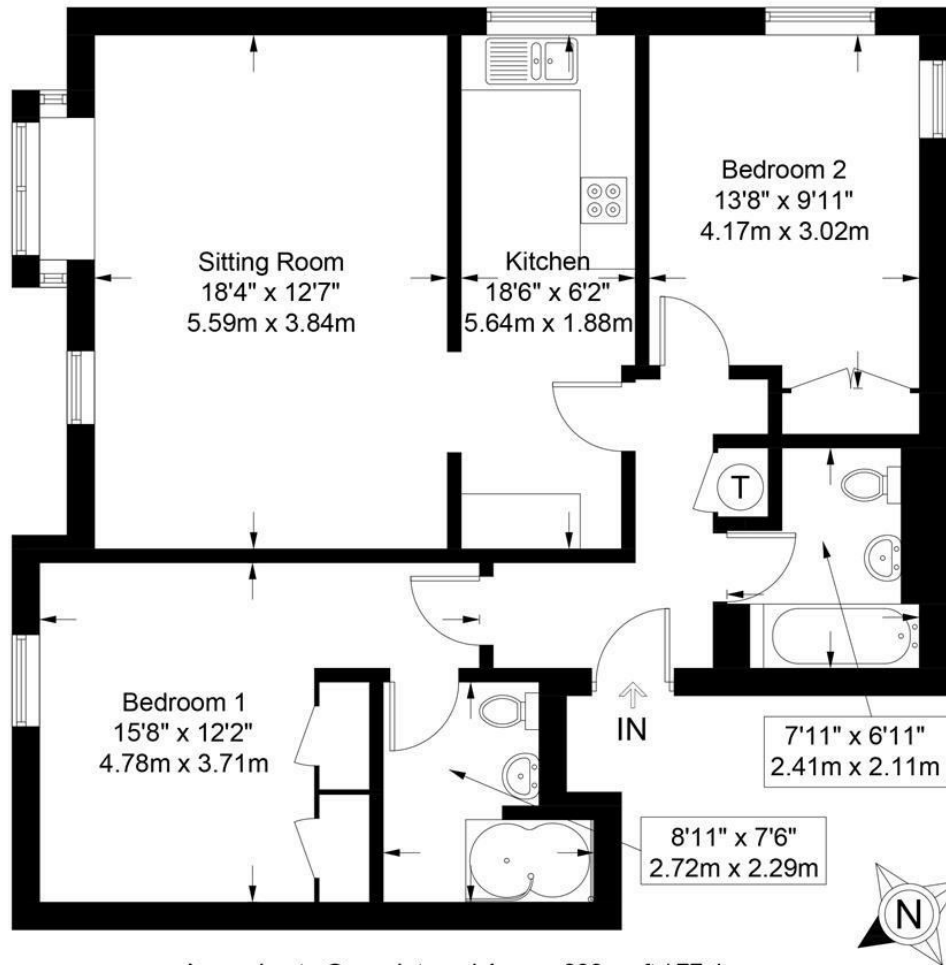
Outside is a communal garden for all to enjoy. There is also a bike store (available first come first served), communal water supply for washing cars and allocated parking. There are also visitor parking spaces.

Agents note: The windows have all been replaced by the current vendor with aluminum double glazed units which include vertical sashes. The apartment has gas fired central heating, an unvented main pressurised water cylinder and will be sold with the added advantage of being sold with no onward chain.

Tenure: Leasehold with share of freehold
Lease: 125 years from 1st October 1984
Service Charge: £1664.46 plus £635.33 annual reserve fund till 30.09.2024
Ground Rent: £50 - not collected
Managing Agents: HML
Pets: It maybe possible to keep a pet in the apartment
Rental restriction: No short term or serviced lets permitted







Approximate Gross Internal Area = 833 sq ft / 77.4 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
EPC: C
Council Tax: C
Area: 833.00 sq ft
Property Ref: 19025848

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