



R B WALTERS ESTATE AGENTS

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High Street, Cheltenham, GL50 1DU.

Use This Section to Record Your Personal Property Notes -

Central Town Location

Two Bedrooms

Gas Central Heating

Upper Floor Flat

Chain Free

Ideal Investment Purchase

£120,000

Being sold with no onward chain this upper floor flat is centrally located within a stones throw of the town centre and with easy access to the train station.

This 2-bedroom upper floor flat is being sold with no onward chain and makes an ideal investment or step onto the property ladder. The property is conveniently situated close to the very heart of the town centre and within walking distance of all amenities and transport hubs.

Services

- Mains Gas Central Heating
- Mains Electric
- Mains Water (not metered)
- Mains Drainage
- Gfast Fibre Broadband Available

Lease Details

The lease commenced for a term of 99 years on 25th March 2007 and has 82 years remaining. The current ground rent is £150 and there is no current provision for an increase. The service charge for 2024 is £1231.68.

Entrance Hall

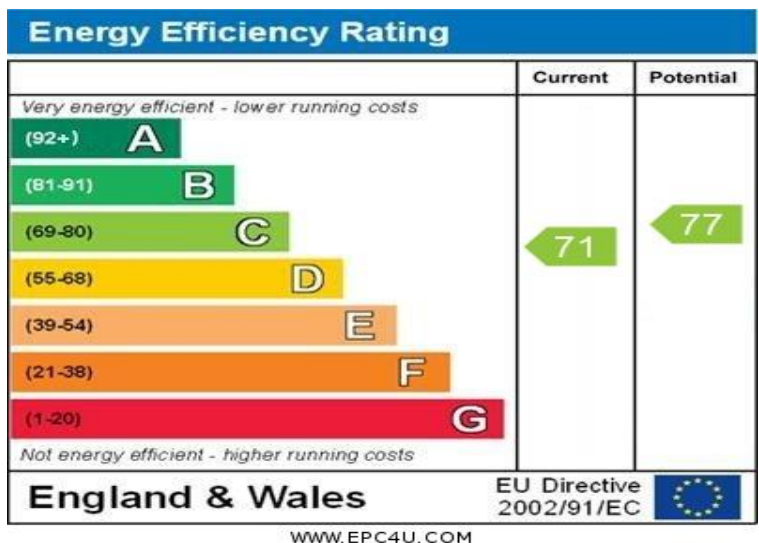
Living Room 13' 1" x 10' 6" (3.98m x 3.20m)

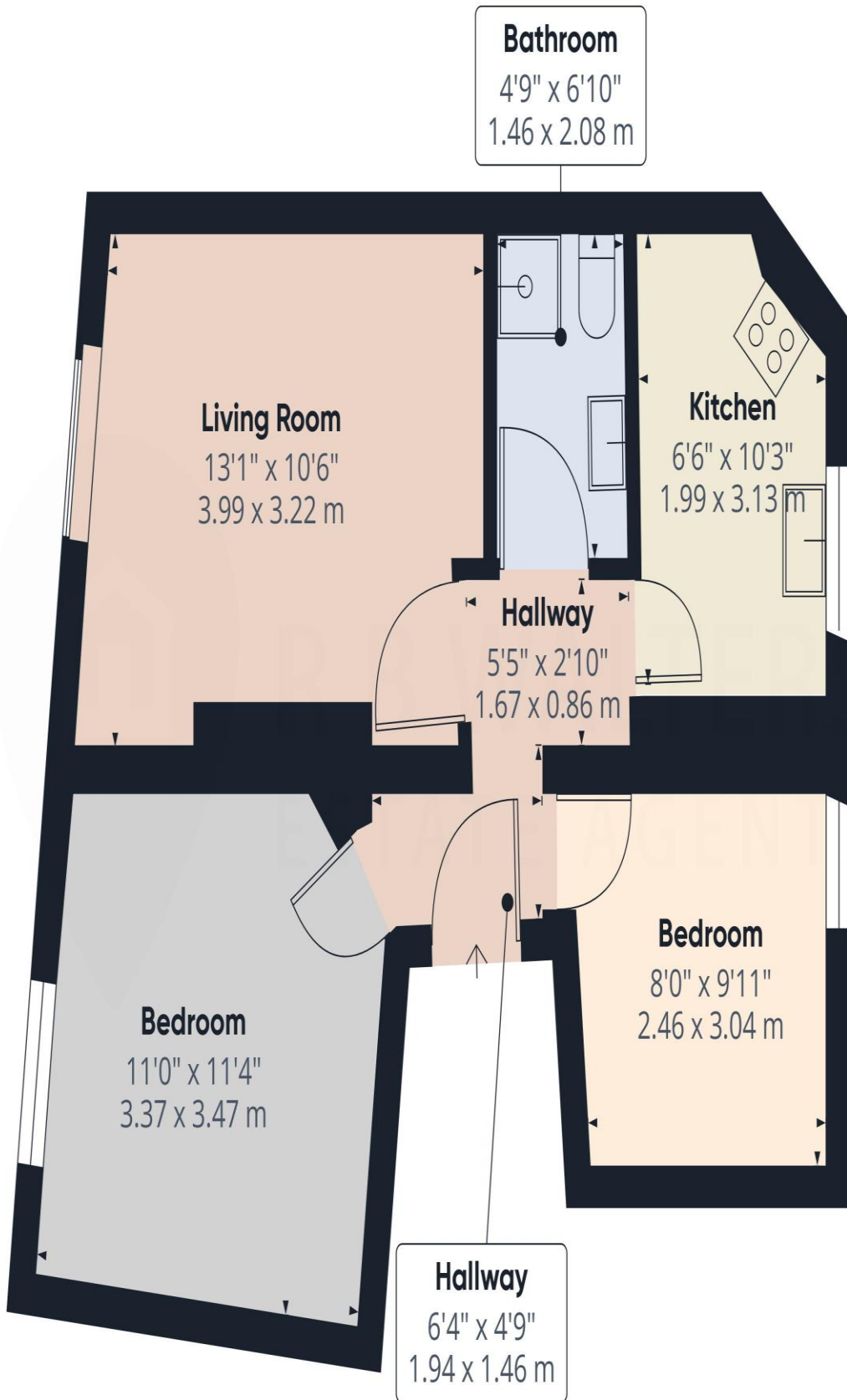
Kitchen 10' 3" x 6' 6" (3.12m x 1.98m)

Bedroom 11' 4" x 11' 0" (3.45m x 3.35m)

Bedroom 9' 11" x 8' 0" (3.02m x 2.44m)

Bathroom





Approximate total area⁽¹⁾

470.49 ft²

43.71 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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