

ROSS BURBIDGE



@ ross.burbidge@exp.uk.com

rossburbidge.exp.uk.com

07792 512 628













Please Quote: RB1393. A beautifully presented two bedroom top floor apartment, set within a stunning Grade II listed building right in the heart of Cheltenham Town Centre. Offered to the market with no onward chain, this home has undergone significant improvements by the current owner and now combines period character with modern comfort, making it a fantastic opportunity for first time buyers or investors alike.

The apartment is immaculately maintained throughout and opens into a generous entrance hall, giving access to the principal rooms. The open-plan living space is bright and welcoming, with laminate flooring running seamlessly into the fitted kitchen. The kitchen itself offers a range of wall and base units, a chrome sink, integrated oven, and plumbing for a washing machine.

Both bedrooms are doubles and well proportioned, with the main bedroom benefiting from a useful built-in storage cupboard. The contemporary shower room is fully tiled and features a wash basin and WC.

With 134 years remaining on the lease, a ground rent of just £100 per annum, and a service charge of £1,348.62 per annum, this apartment represents an excellent low-maintenance purchase. Council Tax Band B.

Early viewing is highly recommended to fully appreciate the quality and improvements this delightful home has to offer.

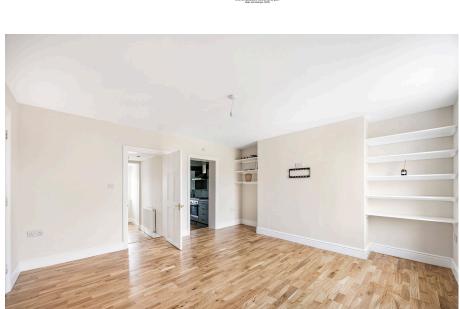






TOTAL FLOOR AREA: 594 sq.E. (55.2 sq.m.) approx.

Afthir every among has been nake to arease the sociacy of the fossiple: contained have, neasurements of deox, sinden, room and any other forms are approximated and in responsible to the lefter for any expression and are responsible to the part to a state of the social section of the lefter for any expression or mine-statement. This pairs is for their attempt purposes only and fossible formed as each by any requestive purchase. The services, systems and applications below from their other bottle services and explained some fore the service for systems and applications below from their other bottle services and explained some forest mine their state of the services.



• Two Bedroom • Quote: RB1393

Top Floor Apartment
 Re-Fitted Shower Room

Refurbished
 Town Centre Location

Permit Parking
 Grade Two Listed

Large Principle Bedroom
 Gas Central Heating

