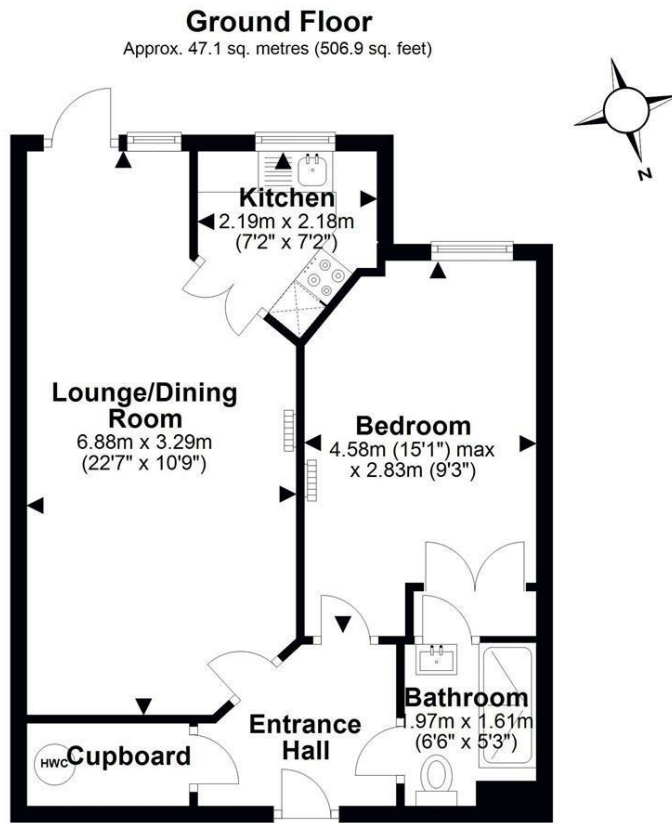




**FLAT 23 LEFROY COURT TALBOT  
ROAD  
CHELTENHAM  
GLOUCESTERSHIRE  
GL51 6QA**





Total area: approx. 47.1 sq. metres (506.9 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.

Plan produced using PlanUp.

**Flat 16, CHELTENHAM**





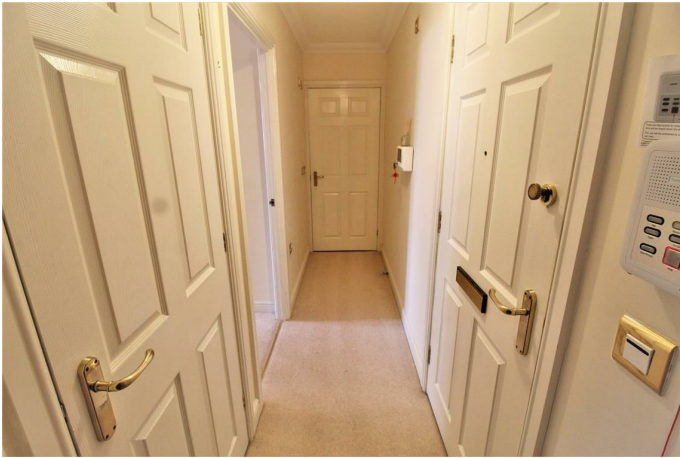


## Asking Price

**£104,950**

A most delightful first floor ONE BEDROOM RETIREMENT apartment (for the over 55's). The well presented accommodation comprises: entrance hall (with intercom system), living/dining room, kitchen (with window overlooking communal gardens), bedroom and bathroom (with sit down shower cubicle). (EPC-B). HIGHLY RECOMMEND TO VIEW

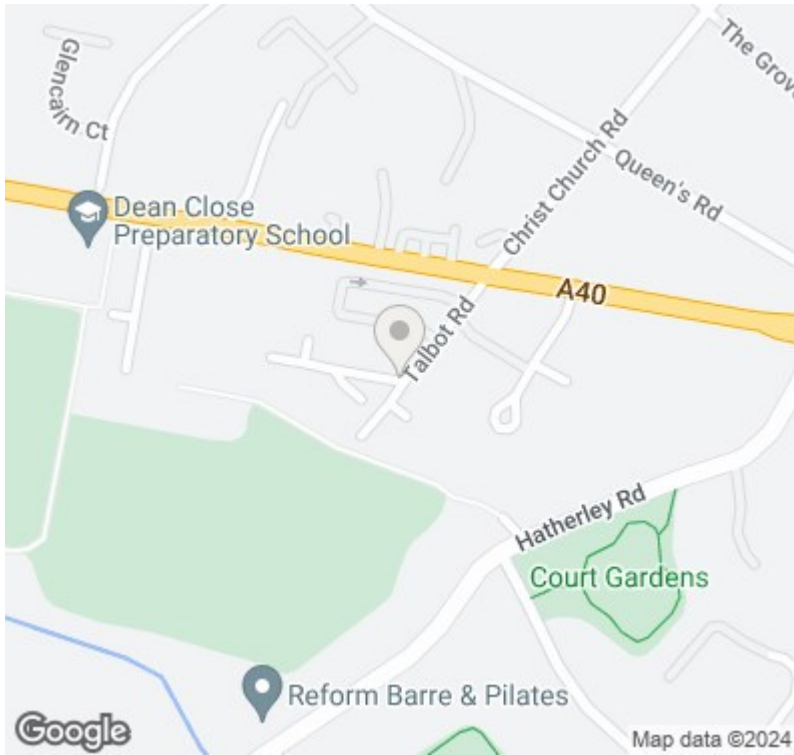












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Cheltenham Borough Council  
 COUNCIL TAX BAND B

Leasehold