



**FLAT 3 SIDNEY LODGE  
HEWLETT ROAD  
CHELTENHAM  
GL52 6AD**





## Price Guide

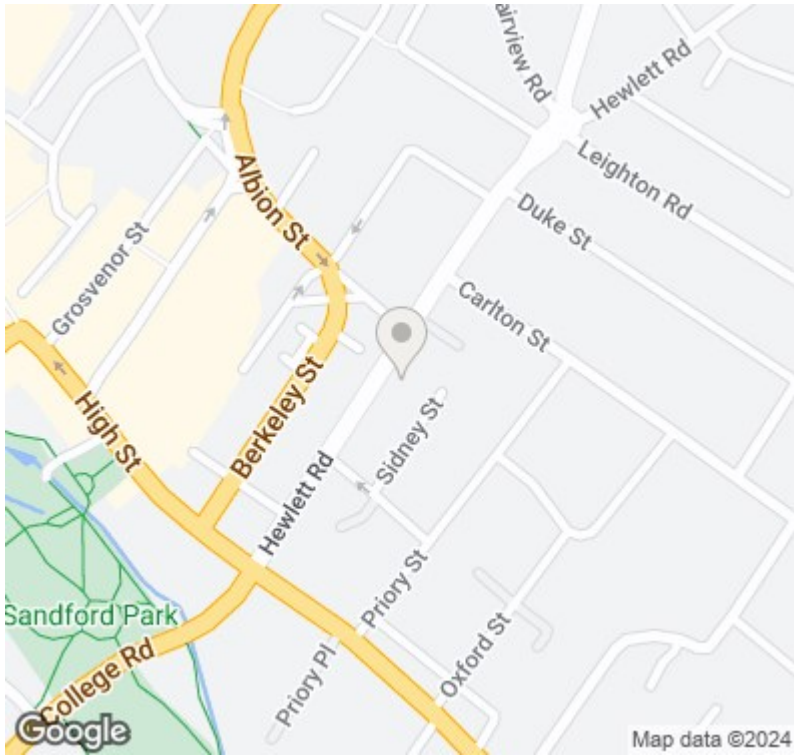
**£180,000**

\*\*\*\* INVESTMENT BUYERS ONLY \*\*\*\* (Currently tenanted at £1,195 pcm - on a 12 month AST) A highly recommended ground floor apartment with courtyard garden just a few minute's walk from Sandford park and Cheltenham town centre. This modern apartment offers security door entry system, entrance hall, two double bedrooms, bathroom, living room open to kitchen with integrated appliances, plus sliding doors leading to patio garden. The property further benefits from having double glazing throughout and modern electric heating. Permit parking available.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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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Leasehold