

**BASEMENT FLAT 38 LONDON ROAD  
CHELTENHAM  
GL52 6DY**



Floorplan for guidance only - not to scale



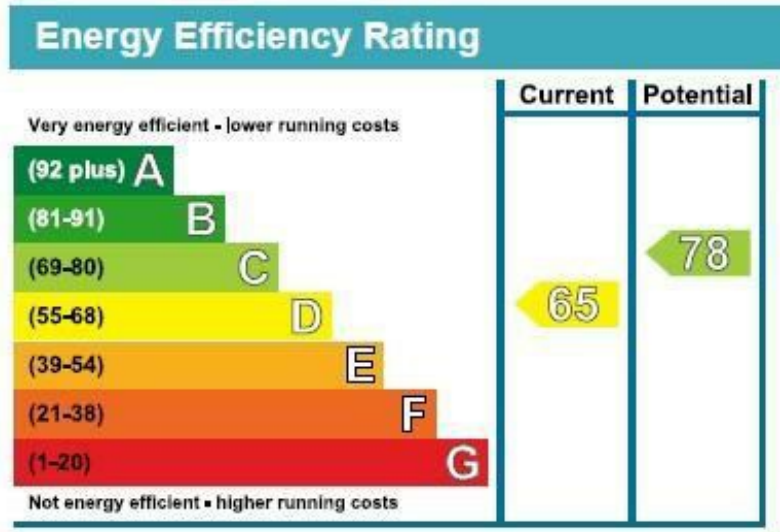
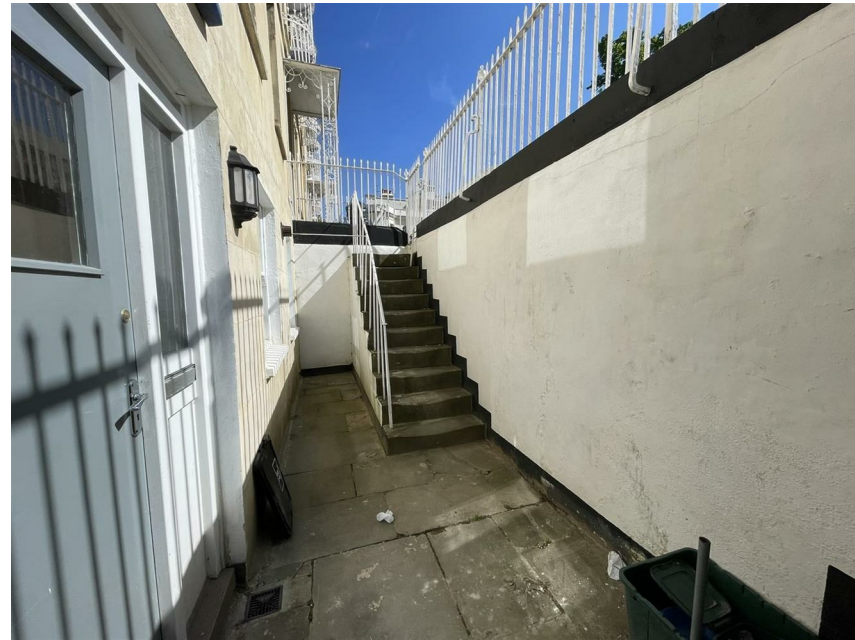


## **Per Calendar Month**

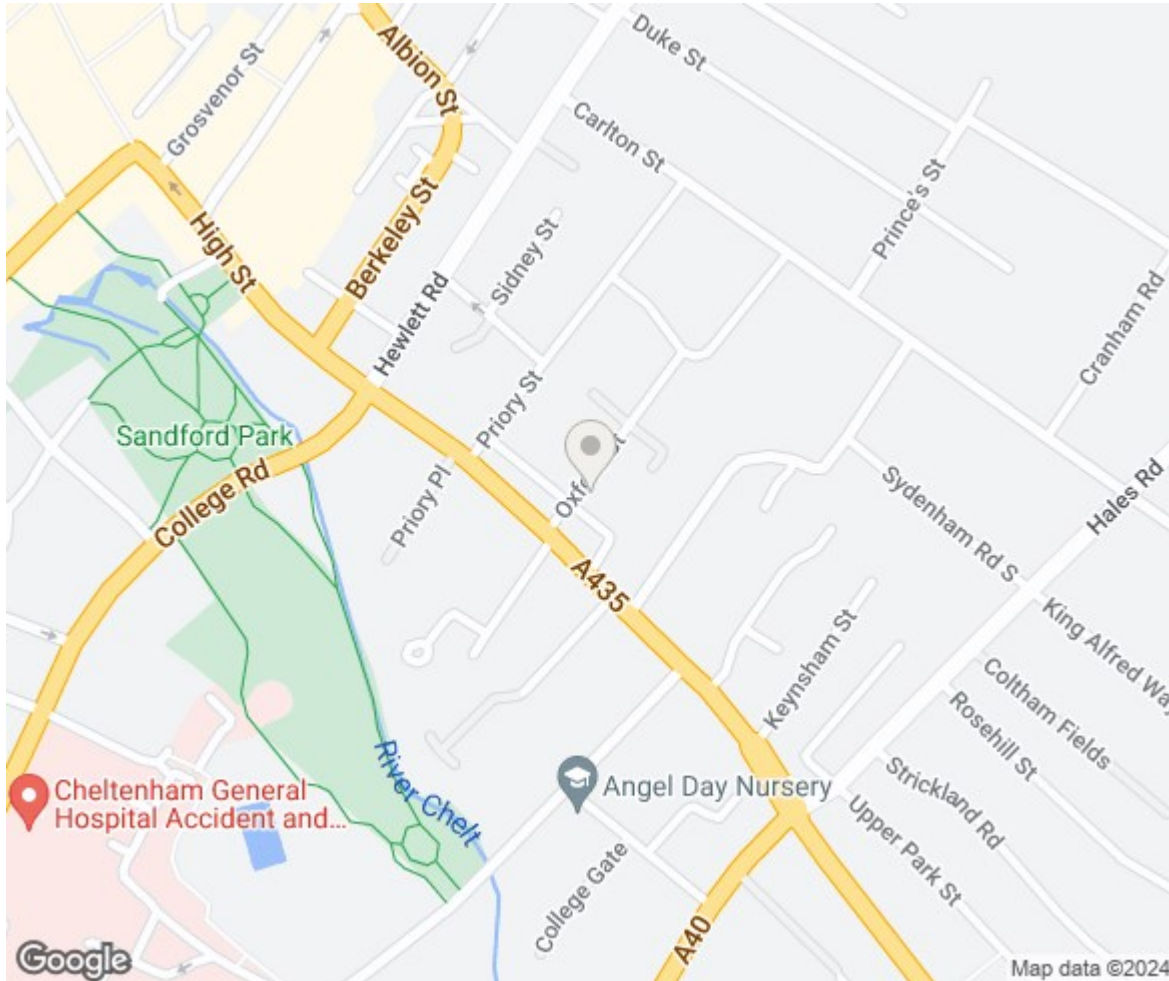
### **£950 Per Calendar**

A refurbished, spacious lower ground floor apartment situated in a lovely end of terrace period house. The property consist of a new kitchen with built in white goods with Karndean flooring. Open plan to the lounge with new carpet and open brick fireplace and wooden slatted blinds to windows with wall lights. The bathroom again is new with white suite and shower over bath, Karndean flooring and ceiling spot lights. The bedroom is a large double with storage and a door leading to a rear courtyard that has Astro turf fitted, there is also a storage shed. Parking is permit and a short walk from the Town Centre. The property has Gas central heating. Band A. In summary, this is an exceptional flat, refurbished throughout, spacious and close to town centre.



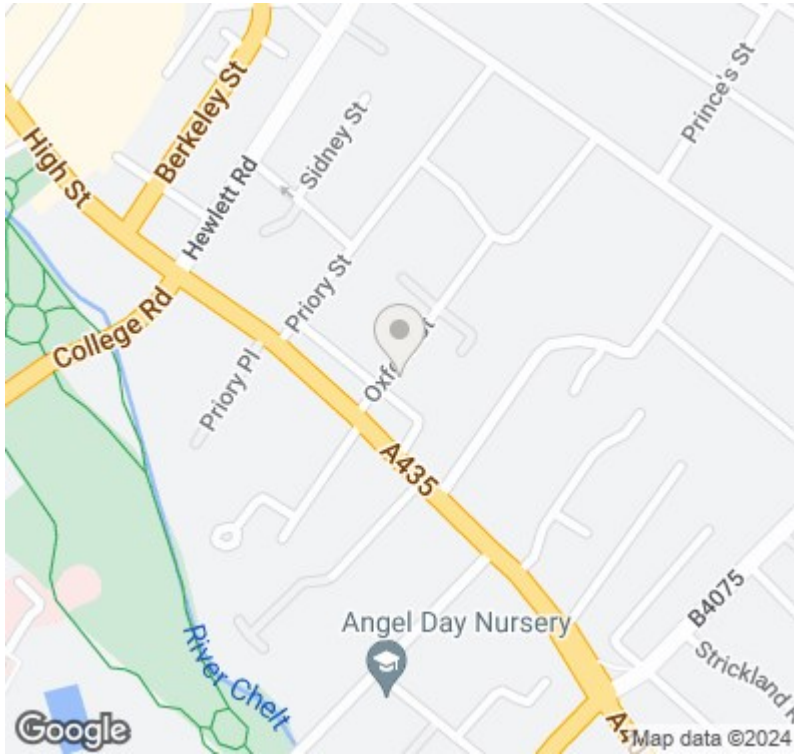



<b>Local Authority</b> Cheltenham	<b>Council Tax</b> Band: A Annual Price: £1,438
<b>Conservation Area</b> ⓘ Central	<b>Flood Risk</b> Very low
<b>Floor Area</b> 602 ft <sup>2</sup> / 56 m <sup>2</sup>	<b>Plot Size</b> -
<b>Mobile Coverage</b> EE ● Vodafone ● Three ● O2 ●	<b>Broadband</b> Basic 17 Mbps Superfast 80 Mbps Ultrafast 330 Mbps
<b>Satellite / Fibre TV Availability</b> BT ✓ Sky ✓ Virgin ✓	



Cheltenham Borough Council  
COUNCIL TAX BAND A

Sure Property Group  
23 Bath Street  
Cheltenham  
Gloucestershire  
GL50 1YA  
01242 261222/ 241200  
[info@surecheltenham.co.uk](mailto:info@surecheltenham.co.uk)



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	

Sure Property Group  
 23 Bath Street  
 Cheltenham  
 Gloucestershire  
 GL50 1YA  
 01242 261222/ 241200  
 info@surecheltenham.co.uk

Cheltenham Borough Council  
 COUNCIL TAX BAND A