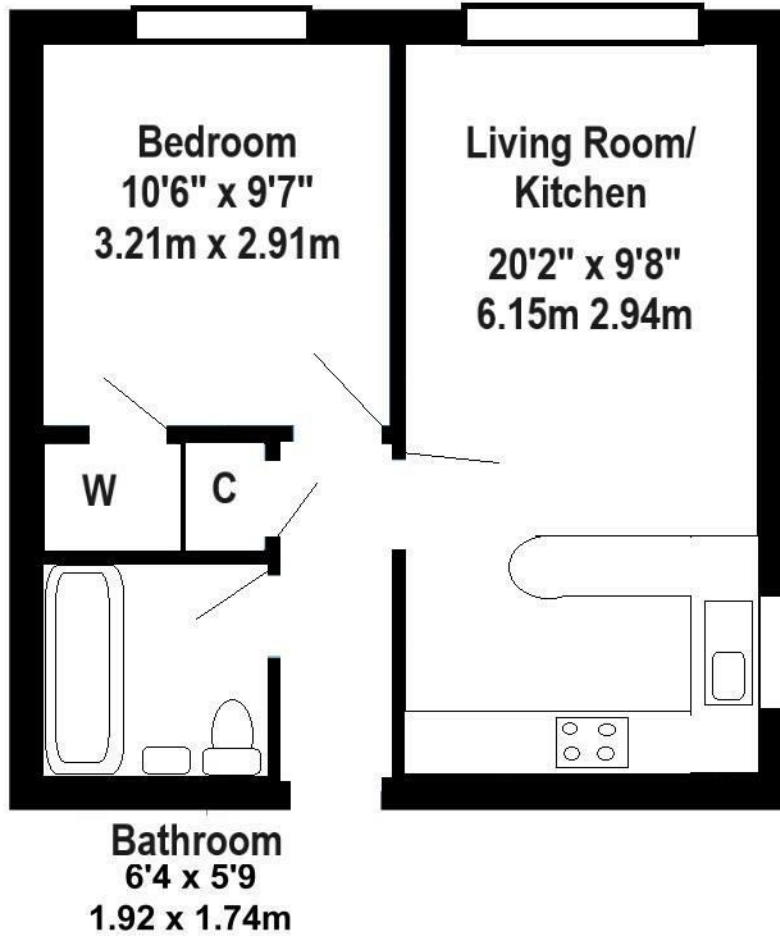




**FLAT 6 STOW COURT  
GLOUCESTER ROAD  
CHELTENHAM  
GL51 8ND**

**Approximate Gross Internal Area**  
**398 sq ft - 37 sq m**



**6 Stow Court, Gloucester Road, Cheltenham**

**Floorplan for guidance only - not to scale**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### PROPERTY KEY FACTS

UPRN: 100120407005  
 Floor Area: 376 ft<sup>2</sup>  
 35 m<sup>2</sup>  
 Plot Size: 0.04 acres  
 Council Tax Band: A  
 Annual Cost: £1,438  
 Land Registry Title Number: GR151277  
 Tenure: Leasehold  
 Lease Start Date: 18 Aug 1992  
 Lease End Date: 24 Jun 2117  
 Lease Term: 125 years from 24 June 1992  
 Term Remaining: 93 years  
 Last Sold On: 25 May 2007  
 Last Sold Price: £116,000

#### AREA KEY FACTS

Local Authority: Gloucestershire  
 Flood Risk:  
 Conservation Area: No  
 Property Details  
 Property Type: Flat / Maisonette  
 Bedroom: 1  
 Bathroom: 1  
 Outside Space: -  
 Parking: -  
 Predicted Broadband Speeds  
 Basic: 7 Mbps  
 Superfast: 193 Mbps  
 Ultrafast: 1000 Mbps  
 Satellite / Fibre TV Availability  
 BT: ✓  
 Sky: ✓  
 Virgin: ✗

## Price £145,000

IDEAL FIRST TIME or INVESTMENT BUY - One bedroom first floor apartment in a modern block, close to Cheltenham Spa Train Station. Communal entrance with security entry phone system and stairs up to first floor. The accommodation offers entrance hall with storage cupboard, bathroom with shower over bath, double bedroom with walk in cupboard, an open plan living room with breakfast bar separating the fitted kitchen with appliances. This property further benefits from having gas central heating, double glazing and resident's permit car park. Currently tenanted at £795 (rental value likely £895 now) – offered for sale with vacant possession or tenants in situ.

Council Tax: We are informed by Cheltenham Borough Council that the property is in Band 'A'.

Services: We are informed by the seller(s) that there is mains water, electricity and drainage currently connected.

Viewing: By appointment with the Sole Agents

All information subject to legal confirmation

Important Notice: SureLet Cheltenham Ltd have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the Seller(s).

SureLet Cheltenham Ltd may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum.









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>	73	75
(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 A

Leasehold