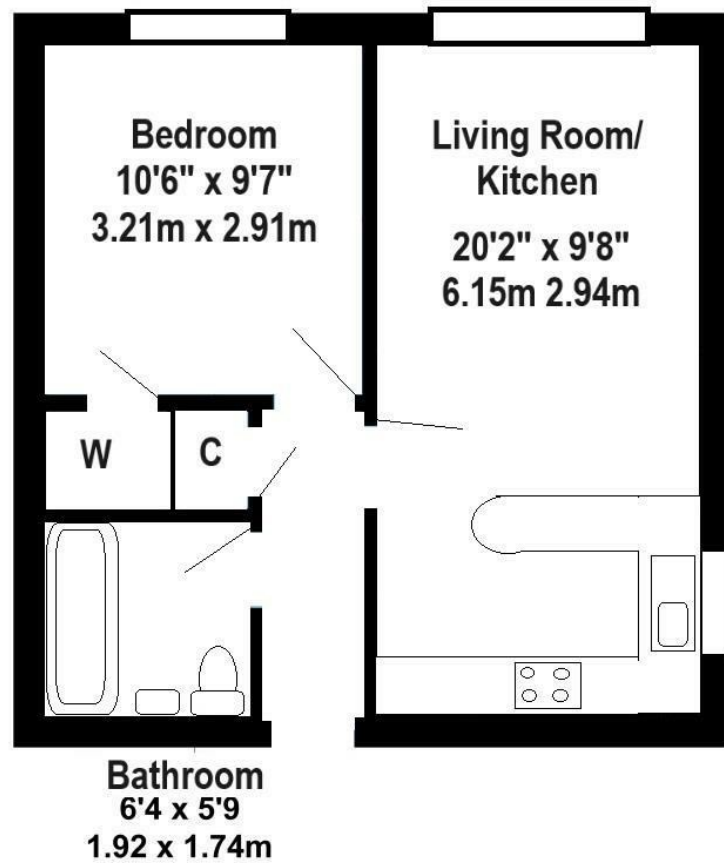




**6 STOW COURT
GLOUCESTER ROAD
CHELTENHAM
GL51 8ND**

Approximate Gross Internal Area
398 sq ft - 37 sq m



6 Stow Court, Gloucester Road, Cheltenham

Floorplan for guidance only - not to scale





Price £137,500

Well presented first floor apartment conveniently located close to Cheltenham Spa Train Station. Communal entrance with security entry phone system and stairs up to first floor.

Offering gas centrally heated and double glazed accommodation of 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. residents' permit car park.

Currently tenanted at £810 (rental value likely £895 now) – offered for sale with vacant possession or tenants in situ.

Leasehold 93 years remaining - Maintenance Charge £110 per month - Ground Rent £45 per annum

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.



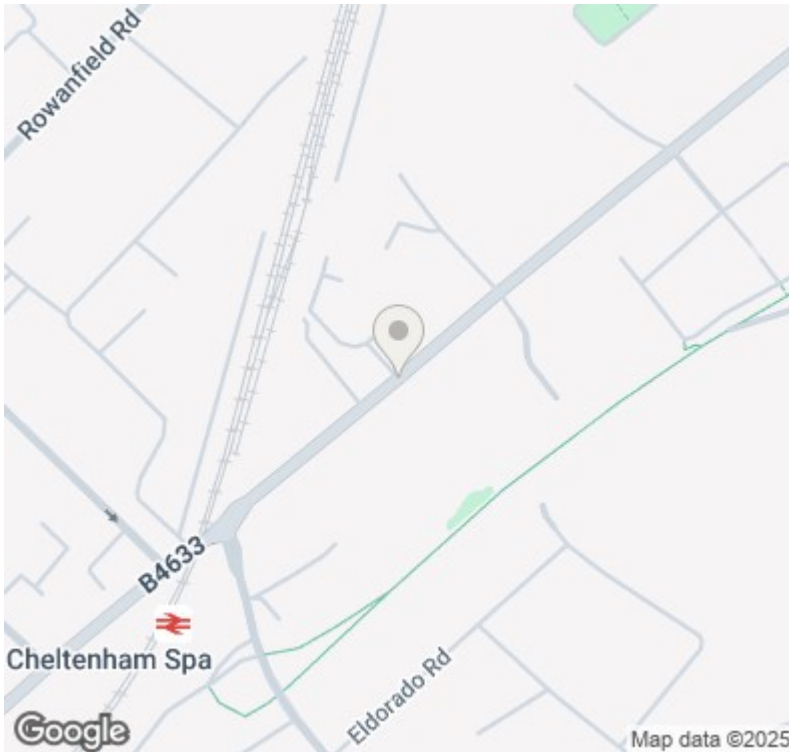
PROPERTY KEY FACTS

UPRN:	100120407005
Floor Area:	376 ft ² 35 m ²
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:	✗

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		



Cheltenham Borough Council
COUNCIL TAX BAND A

Leasehold

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