



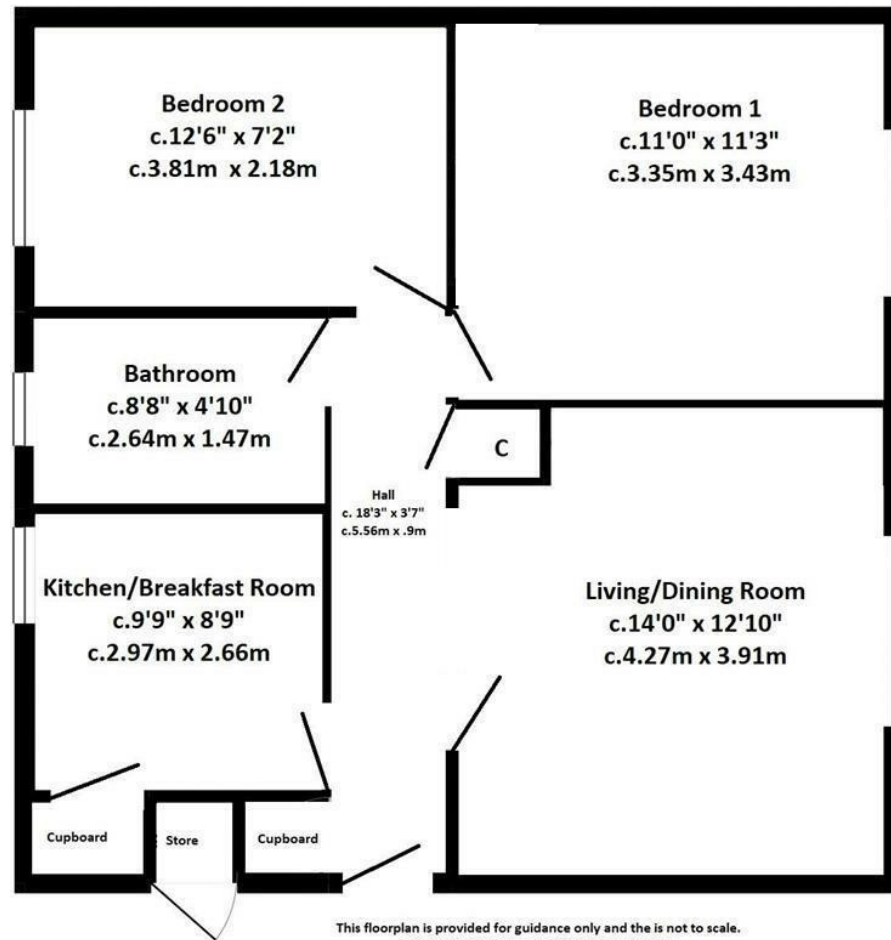
**35 RUSHY HOUSE
NEW BARN AVENUE
CHELTENHAM
GL52 3LN**

Price £168,500

35 Rushy House

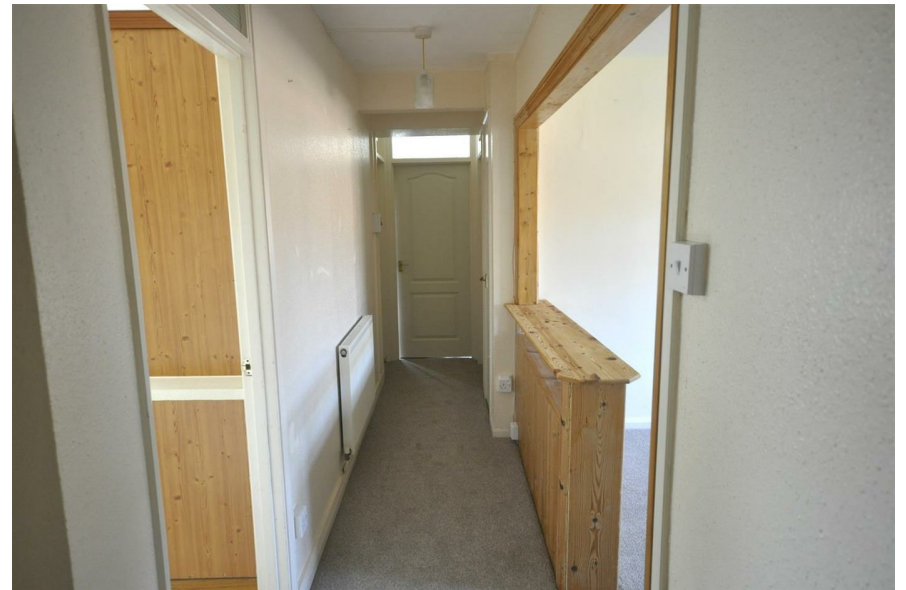
c. 630 sq ft (c.58.5 sq m)

Second Floor



This floorplan is provided for guidance only and the is not to scale.
The measurements are not to be relied upon.





A good size second floor apartment situated in Prestbury on the outskirts of Cheltenham. The accommodation comprises entrance hall, large living room with views, kitchen/breakfast room, TWO DOUBLE BEDROOMS and family bathroom with shower over bath. Further benefits of this property include gas central heating, double glazing and residents' parking on first come and first served parking.

Recently extended lease with 171 years unexpired which is a great bonus.

Annual maintenance charge usually between £400 and £700.

Peppercorn ground rent (currently £0)

All information subject to legal confirmation

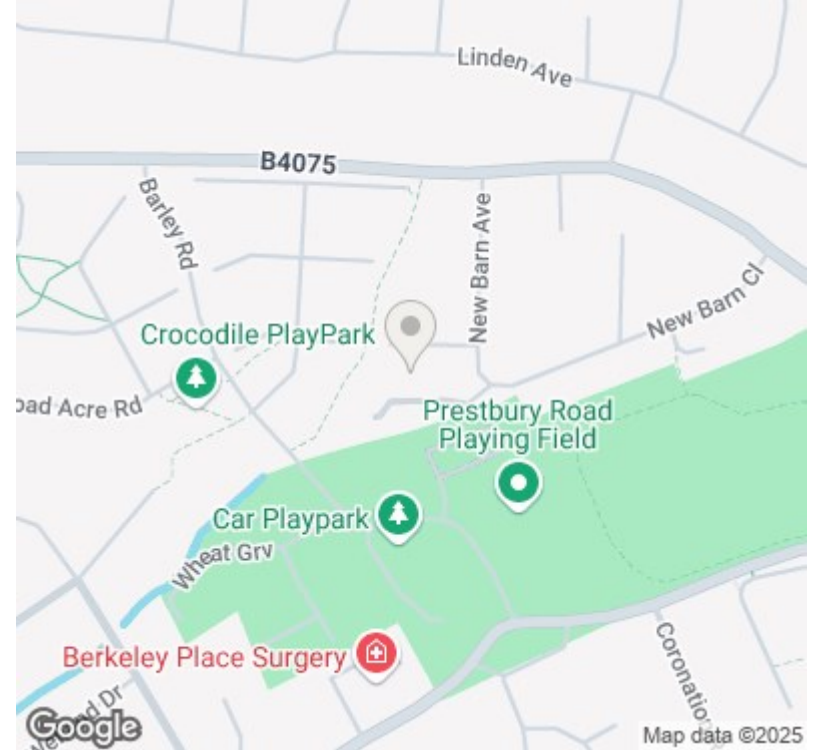
Important Notice: SureLet Cheltenham Ltd have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

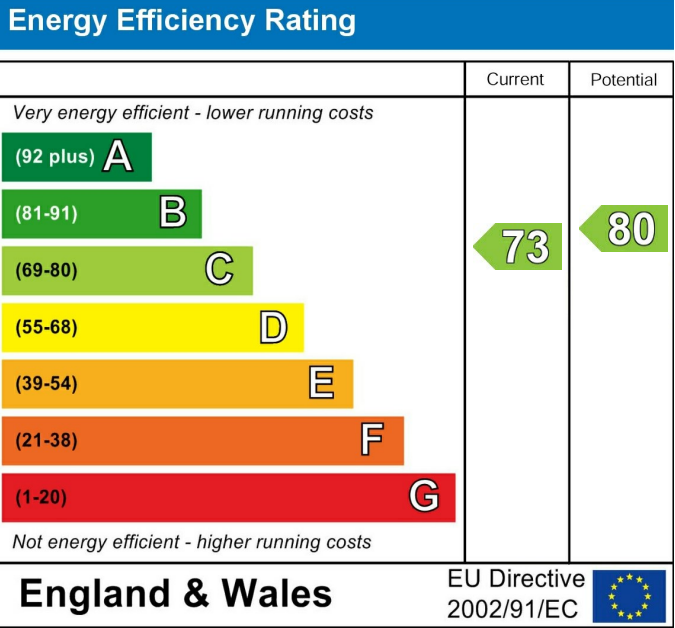
Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to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



Tenure	
Leasehold	
Lease Start Date <small>BETA</small>	Lease End Date <small>BETA</small>
08 Nov 2018	11 Oct 2196
Lease Term <small>BETA</small>	Lease Term Remaining <small>BETA</small>
Beginning on and including 12 October 1981 and ending on and including 11 October 2196	171 years
Last Sold Price	Last Sold Date
£137,000	09/02/2007
Local Authority	Council Tax
Gloucestershire	Band: B
	Annual Price: £1,678
Conservation Area ?	Flood Risk
No	Very low
Floor Area	Plot Size
645 ft ² / 60 m ²	0.02 Acres (2 Plots)
Mobile Coverage	Broadband
EE	Basic 6 Mbps
Vodafone	Superfast 80 Mbps
Three	
O2	
Satellite / Fibre TV Availability	
BT	✓
Sky	✓
Virgin	✗

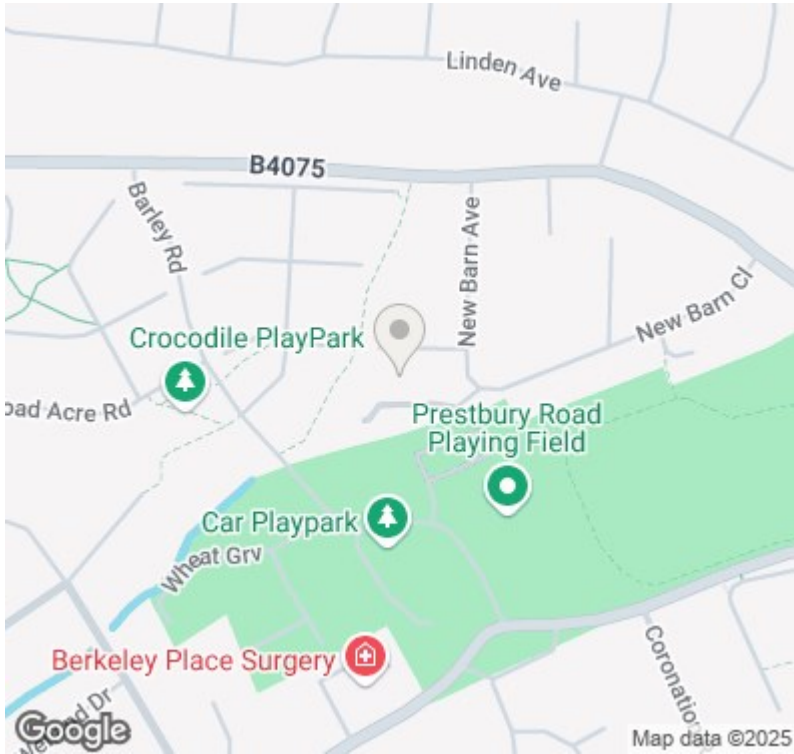




Sure Property Group
23 Bath Street
Cheltenham
Gloucestershire
GL50 1YA
01242 261222/ 241200
info@surecheltenham.co.uk

Cheltenham Borough Council
COUNCIL TAX BAND B

Leasehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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