



**135 RIVER LEYS  
SWINDON VILLAGE  
CHELTENHAM  
GL51 9SE**

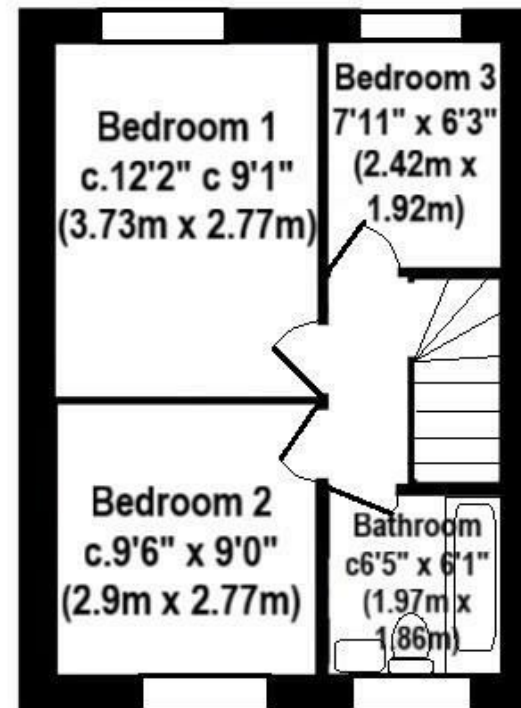
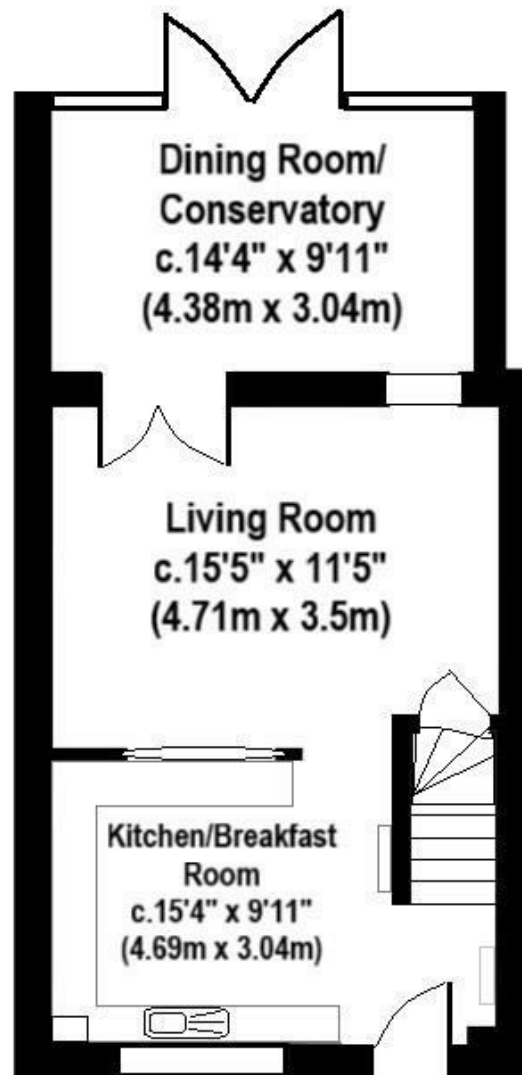
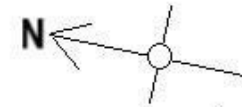
**PRICE £277,500**

**FREEHOLD**

**CHELTENHAM BOROUGH**



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GL51 9SE**



**Approximate Total Floor Area  
c.804 ft (74.69 sq mt)**

**Floorplan for Guidance Only - Not to scale**













The property is accessible to the A4019 Tewkesbury Road (and M5 northbound), and is well placed for Aldi, the Gallagher, Gateway, Kingsditch and Centrum Retail Parks all of which have a wide range of shops and eateries and includes Marks and Spencer food hall, Sainsburys, Boots, Next, Pets at Home, Hobbycraft, Greggs and Matalan together with many others. The A40 gives access to the and M5 (north and southbound), not forgetting Benhall GCHQ (Doughnut), Pates Grammar School and Glos College.

All information subject to legal confirmation

Important Notice: SureLet 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 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>                          |           | <b>85</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>72</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 |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

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