

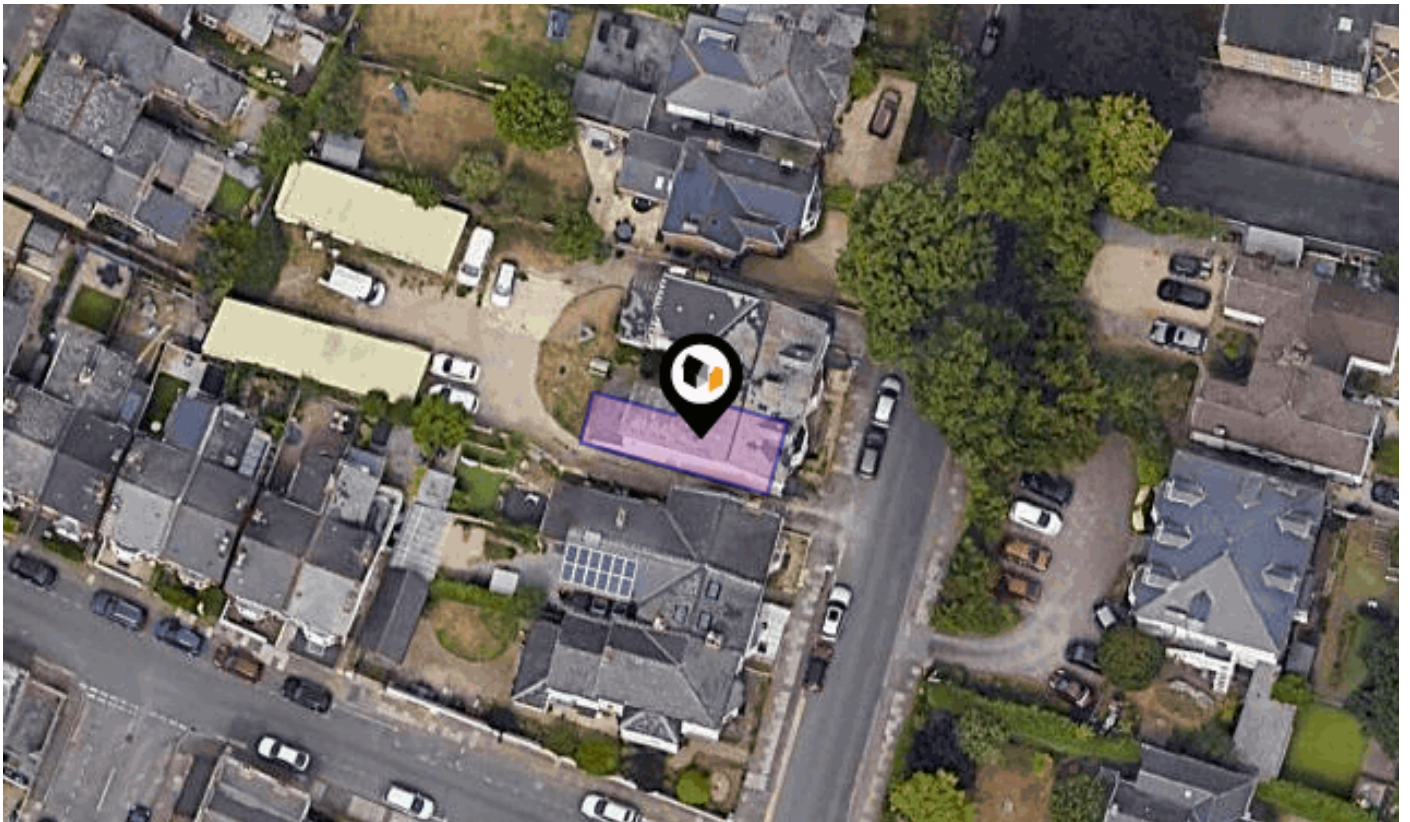


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 23rd March 2023



CADOGAN HOUSE 50-52, ALL SAINTS ROAD, CHELTENHAM, GL52

Price Estimate : £144,000

Elliot Oliver Sales

101 Promenade, Cheltenham, GL50 1NW

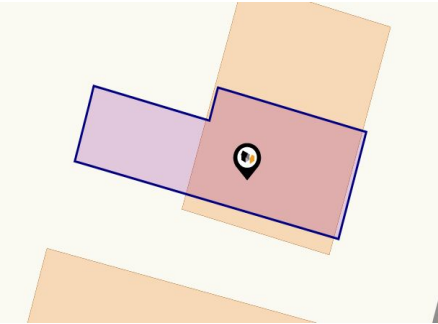
01242 321091

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Property Overview



Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£246
Bedrooms:	1	Price Estimate:	£144,000
Floor Area:	344 ft ² / 32 m ²	Tenure:	Leasehold
Plot Area:	0.02 acres	Start Date:	27/07/1989
Year Built :	Before 1900	End Date:	01/01/2988
Council Tax :	Band B	Lease Term:	999 years from 1 January 1989
Annual Estimate:	£1,528	Term Remaining:	965 years
Title Number:	GR122852		
UPRN:	100120404458		

Local Area

Local Authority:	Cheltenham
Flood Risk:	Very Low
Conservation Area:	Central (Cheltenham), Cheltenham

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

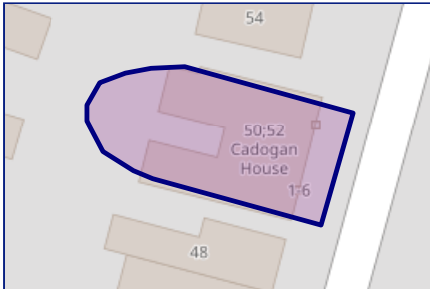
11 mb/s	80 mb/s	1000 mb/s

Satellite/Fibre TV Availability:



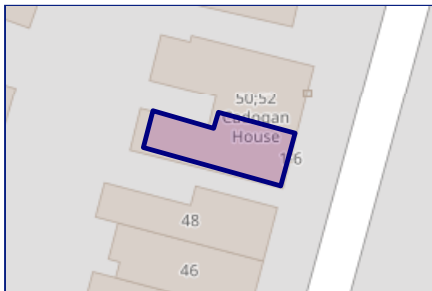


Freehold Title Plan



GR162485

Leasehold Title Plan



GR122852

Start Date: 27/07/1989
End Date: 01/01/2988
Lease Term: 999 years from 1 January 1989
Term Remaining: 965 years

Property
EPC - Certificate



50-52, All Saints Road, GL52

Energy rating

D

Valid until 18.02.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Property

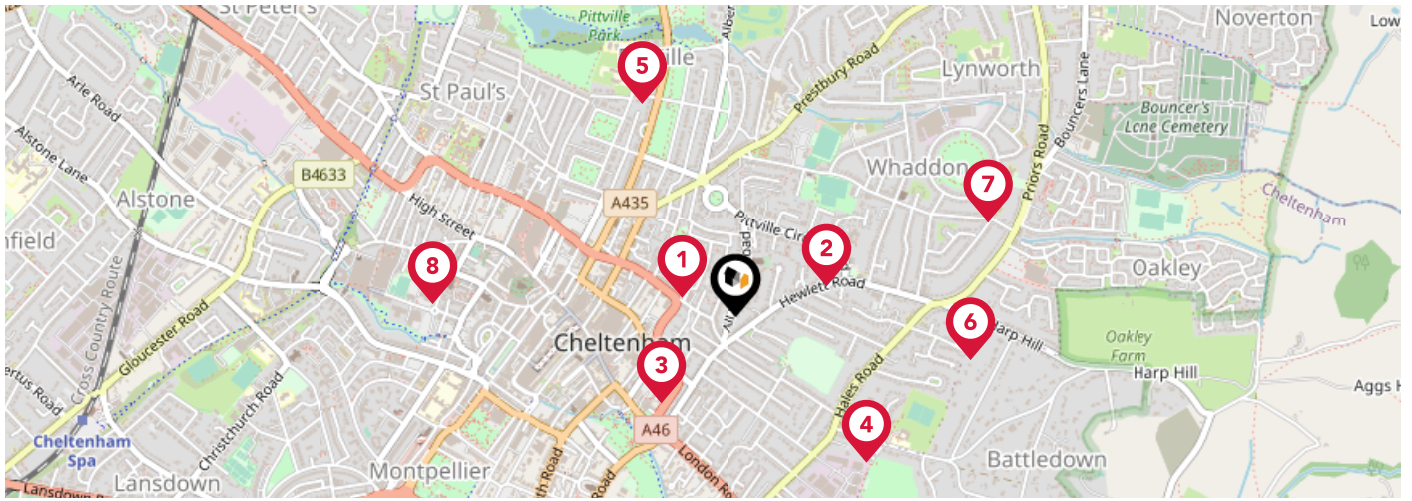
EPC - Additional Data



Additional EPC Data

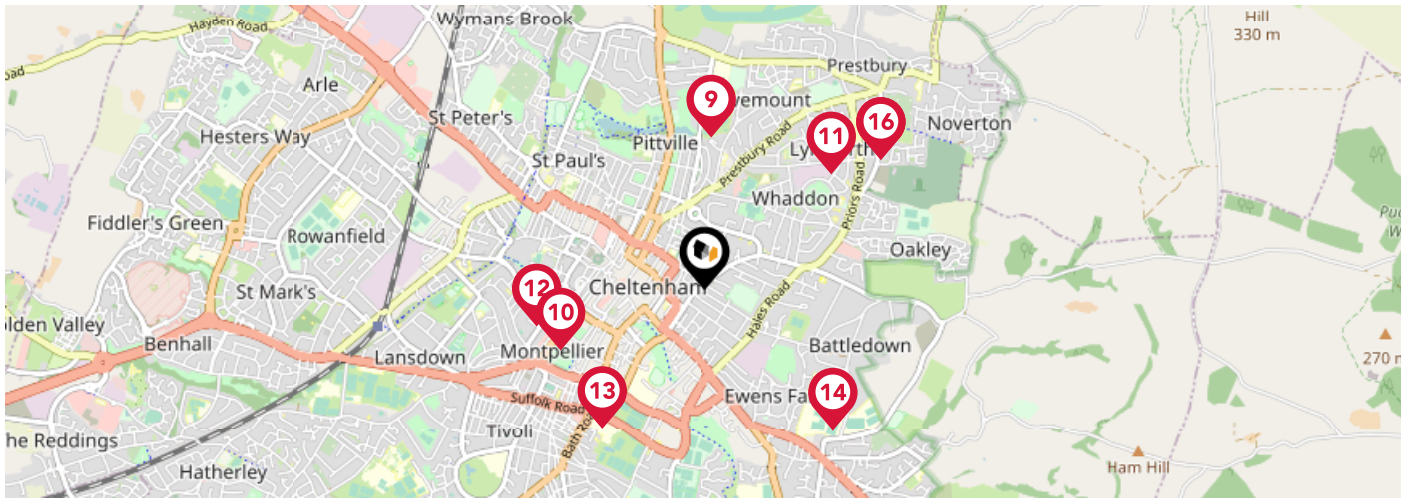
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	2nd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 20% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	32 m ²

Area Schools



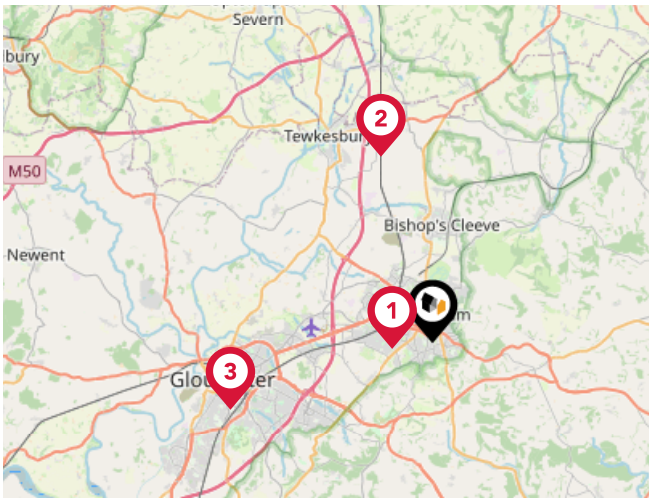
	Nursery	Primary	Secondary	College	Private
1 Holy Trinity Church of England Primary School Ofsted Rating: Good Pupils: 203 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Berkhampstead School Ofsted Rating: Not Rated Pupils: 273 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 St John's Church of England Primary School Ofsted Rating: Good Pupils: 195 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Holy Apostles' Church of England Primary School Ofsted Rating: Good Pupils: 213 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Dunalley Primary School Ofsted Rating: Good Pupils: 401 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Battledown Centre for Children and Families Ofsted Rating: Good Pupils:0 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 The Ridge Academy Ofsted Rating: Good Pupils: 46 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 The Catholic School of Saint Gregory the Great Ofsted Rating: Outstanding Pupils: 421 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



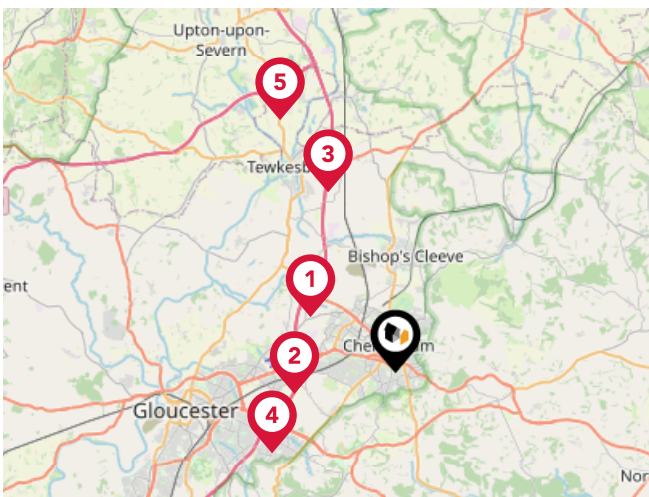
		Nursery	Primary	Secondary	College	Private
	Pittville School Ofsted Rating: Good Pupils: 807 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cheltenham Ladies' College Ofsted Rating: Not Rated Pupils: 841 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakwood Primary School Ofsted Rating: Good Pupils: 334 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gloucestershire Hospital Education Service Ofsted Rating: Outstanding Pupils: 1 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cheltenham College Ofsted Rating: Not Rated Pupils: 1108 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Edward's Preparatory School Ofsted Rating: Not Rated Pupils: 300 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Prestbury St Mary's Church of England Junior School Ofsted Rating: Good Pupils: 240 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Church of England Infant School Ofsted Rating: Outstanding Pupils: 207 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



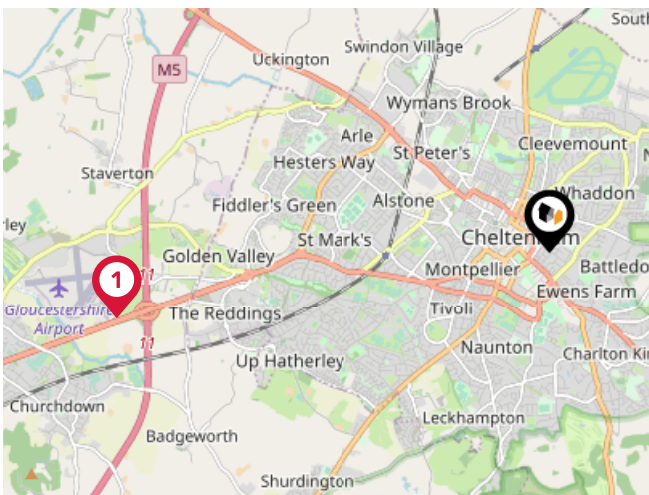
National Rail Stations

Pin	Name	Distance
1	Cheltenham Spa Rail Station	1.5 miles
2	Ashchurch for Tewkesbury Rail Station	6.99 miles
3	Gloucester Rail Station	7.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J10	3.71 miles
2	M5 J11	3.77 miles
3	M5 J9	7.04 miles
4	M5 J11A	5.41 miles
5	M50 J1	10.17 miles

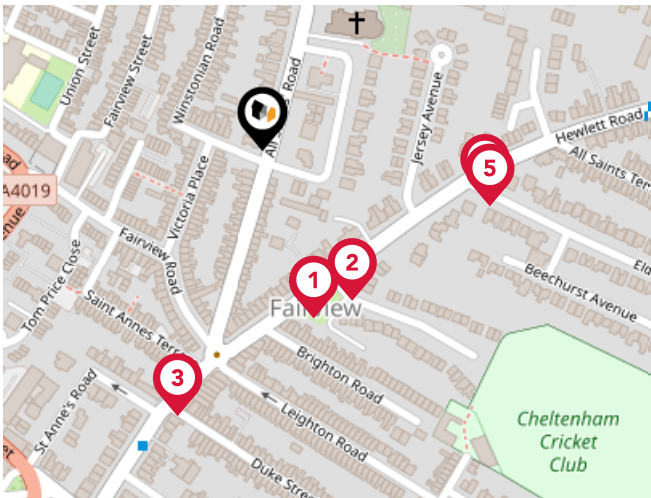


Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	4 miles
2	Birmingham International Airport	40.7 miles
3	Coventry Airport	40.85 miles
4	London Oxford Airport	32.5 miles

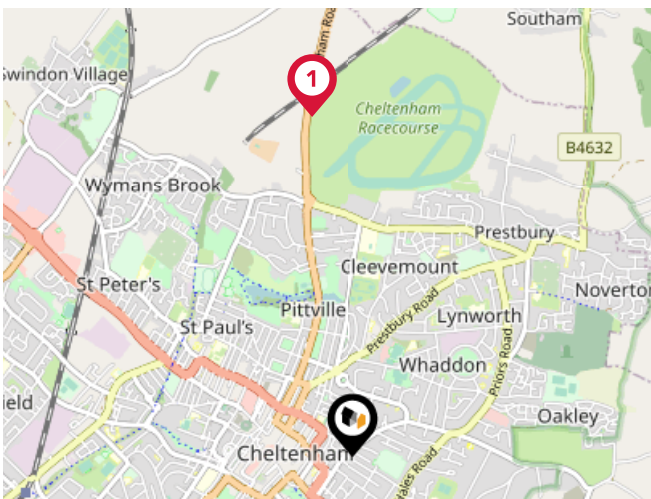
Area

Transport (Local)



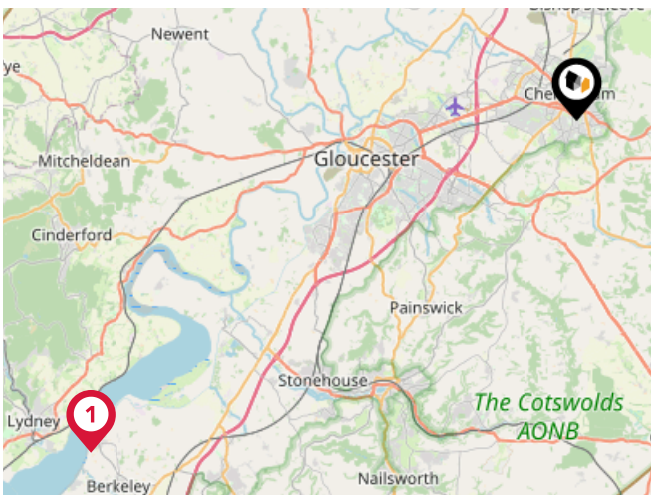
Bus Stops/Stations

Pin	Name	Distance
1	Westdown Gardens	0.1 miles
2	Westdown Gardens	0.1 miles
3	All Saints' Road	0.16 miles
4	Eldon Road	0.13 miles
5	Eldon Road	0.13 miles



Local Connections

Pin	Name	Distance
1	Cheltenham Racecourse (Gloucs Warwicks Railway)	1.56 miles
2	Gotherington (Gloucs Warwicks Railway)	4.7 miles



Ferry Terminals

Pin	Name	Distance
1	Sharpness Old Docks	21.6 miles

Market Sold in Street



86, All Saints Road, Cheltenham, GL52 2HA							Terraced House
Last Sold Date:	29/09/2021	29/05/2012	20/04/2001				
Last Sold Price:	£925,000	£525,000	£249,900				
Flat 8, Cadogan House, 50 - 52, All Saints Road, Cheltenham, GL52 2HA							Flat-maisonette House
Last Sold Date:	20/08/2021	03/02/2016	15/05/2002				
Last Sold Price:	£111,500	£85,000	£49,950				
44, All Saints Road, Cheltenham, GL52 2HA							Terraced House
Last Sold Date:	02/06/2020						
Last Sold Price:	£748,730						
64, All Saints Road, Cheltenham, GL52 2HA							Semi-detached House
Last Sold Date:	14/05/2020						
Last Sold Price:	£480,000						
Flat 7, Cadogan House, 50 - 52, All Saints Road, Cheltenham, GL52 2HA							Flat-maisonette House
Last Sold Date:	31/03/2020	02/07/2019	15/09/2006	17/09/2004	02/04/2002	06/07/1998	
Last Sold Price:	£152,250	£150,000	£140,000	£120,467	£76,500	£49,000	
Flat 5, Cadogan House, 50 - 52, All Saints Road, Cheltenham, GL52 2HA							Flat-maisonette House
Last Sold Date:	07/06/2019	16/09/2015	23/06/2000				
Last Sold Price:	£88,000	£80,000	£35,000				
54, All Saints Road, Cheltenham, GL52 2HA							Detached House
Last Sold Date:	31/08/2018	30/11/2012					
Last Sold Price:	£725,000	£400,000					
70, All Saints Road, Cheltenham, GL52 2HA							Semi-detached House
Last Sold Date:	05/07/2017	22/08/2011					
Last Sold Price:	£830,000	£620,000					
82, All Saints Road, Cheltenham, GL52 2HA							Detached House
Last Sold Date:	23/06/2017	22/02/2008					
Last Sold Price:	£735,000	£465,000					
Flat 9, Cadogan House, 50 - 52, All Saints Road, Cheltenham, GL52 2HA							Flat-maisonette House
Last Sold Date:	03/04/2017	25/06/2007	15/12/2000	01/06/1999			
Last Sold Price:	£120,000	£132,119	£59,350	£42,000			
68, All Saints Road, Cheltenham, GL52 2HA							Semi-detached House
Last Sold Date:	21/03/2017						
Last Sold Price:	£725,000						
80, All Saints Road, Cheltenham, GL52 2HA							Terraced House
Last Sold Date:	31/03/2016						
Last Sold Price:	£551,500						

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street



Flat 2, Cadogan House, 50 - 52, All Saints Road, Cheltenham, GL52 2HA					Flat-maisonette House
Last Sold Date:	12/05/2015	28/08/2012			
Last Sold Price:	£70,000	£65,000			
56, All Saints Road, Cheltenham, GL52 2HA					Semi-detached House
Last Sold Date:	06/10/2014	13/04/2012			
Last Sold Price:	£435,000	£380,000			
60, All Saints Road, Cheltenham, GL52 2HA					Detached House
Last Sold Date:	18/09/2012	25/07/1997			
Last Sold Price:	£375,000	£134,950			
46, All Saints Road, Cheltenham, GL52 2HA					Terraced House
Last Sold Date:	31/01/2012				
Last Sold Price:	£329,000				
74, All Saints Road, Cheltenham, GL52 2HA					Semi-detached House
Last Sold Date:	17/02/2011	27/06/2007	05/09/1997	20/10/1995	
Last Sold Price:	£667,000	£645,000	£190,000	£97,000	
78a, All Saints Road, Cheltenham, GL52 2HA					Semi-detached House
Last Sold Date:	21/08/2006	15/01/1999			
Last Sold Price:	£710,000	£230,000			
Flat 11, Cadogan House, 50 - 52, All Saints Road, Cheltenham, GL52 2HA					Flat-maisonette House
Last Sold Date:	28/11/2005	23/10/2003	27/08/2002	11/02/2000	12/07/1996
Last Sold Price:	£68,000	£68,500	£54,950	£39,995	£29,950
72, All Saints Road, Cheltenham, GL52 2HA					Semi-detached House
Last Sold Date:	09/09/2005	04/08/2003	27/11/1997		
Last Sold Price:	£535,000	£430,000	£120,000		
Flat 10, Cadogan House, 50 - 52, All Saints Road, Cheltenham, GL52 2HA					Flat-maisonette House
Last Sold Date:	25/08/2005	23/05/2003			
Last Sold Price:	£87,000	£79,000			
Flat 4, Cadogan House, 50 - 52, All Saints Road, Cheltenham, GL52 2HA					Flat-maisonette House
Last Sold Date:	15/04/2005				
Last Sold Price:	£85,000				
Flat 6, Cadogan House, 50 - 52, All Saints Road, Cheltenham, GL52 2HA					Flat-maisonette House
Last Sold Date:	02/10/2002				
Last Sold Price:	£119,950				
Flat 1, Cadogan House, 50 - 52, All Saints Road, Cheltenham, GL52 2HA					Flat-maisonette House
Last Sold Date:	01/03/2002	09/06/2000	22/08/1997		
Last Sold Price:	£75,000	£62,000	£40,000		

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street



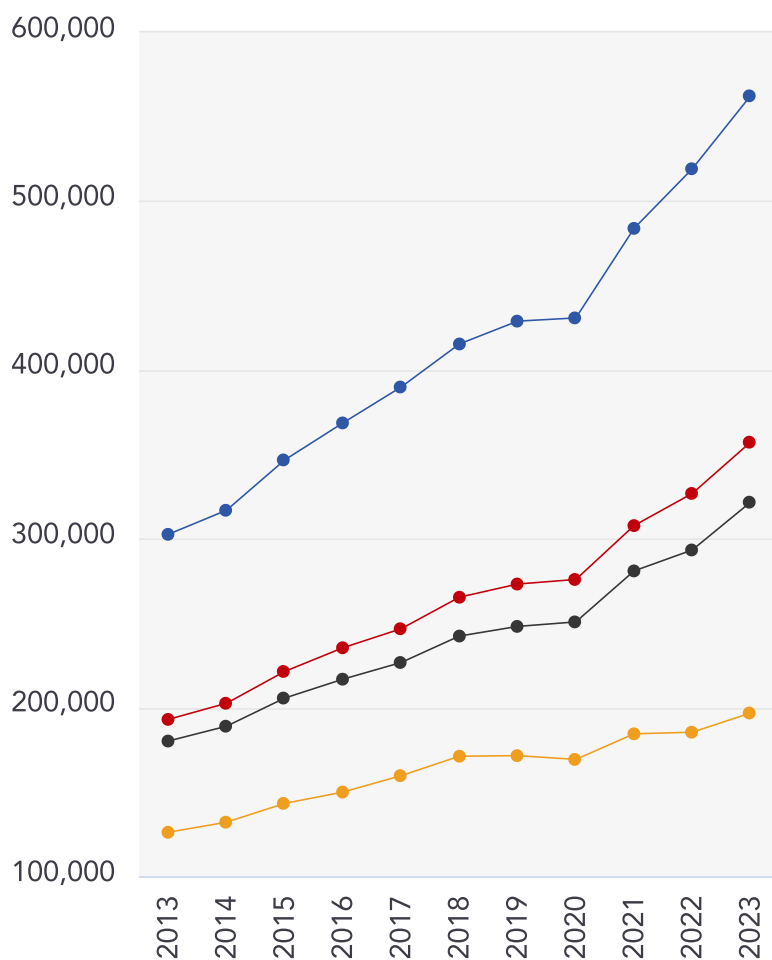
Flat 3, Cadogan House, 50 - 52, All Saints Road, Cheltenham, GL52 2HA		Flat-maisonette House
Last Sold Date:	09/11/2001	14/07/2000
Last Sold Price:	£70,500	£54,000
Flat 12, Cadogan House, 50 - 52, All Saints Road, Cheltenham, GL52 2HA		Flat-maisonette House
Last Sold Date:	06/07/2001	
Last Sold Price:	£70,000	
76, All Saints Road, Cheltenham, GL52 2HA		Detached House
Last Sold Date:	08/03/1998	
Last Sold Price:	£143,000	

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market House Price Statistics



10 Year History of Average House Prices by Property Type in GL52



Detached

+85.86%

Semi-Detached

+85.14%

Terraced

+78.57%

Flat

+56.05%



Elliot Oliver Sales

We're a strong, professional, proactive estate agency based in easily accessible offices on Cheltenham's stylish Promenade.

Our highly qualified staff brings experience across all aspects of residential property sales and letting in Gloucestershire and beyond. They're here to meet your requirements and exceed your expectations. So whether you have property to sell, a portfolio of properties to rent or a mixture of both, we'll tailor our service so you make the most of your property.

By design, we're unlike other Cheltenham estate agencies. Our goal is to maintain an extraordinarily high standard of personal service.

In practice, this means that when you instruct us you can expect exceptional proactivity, enthusiasm and a genuine interest in you and your property. You'll probably be surprised how often we get above asking price for clients properties too.

Elliot Oliver Sales Testimonials



Testimonial 1



Fantastic service from the Elliot Oliver Team, I couldn't recommend enough. Ben and the whole team have supported me on a year-long journey from start to end. Always available over the phone or via email, honest and extremely hard working.

Testimonial 2



What fabulous estate agents! The team were very professional, enthusiastic, and very knowledgeable. Their system promptly let me know of the viewings and the team let me know the client's feedback on the house immediately. I would highly recommend them to friends and family in the area.

Testimonial 3



Absolutely amazing team, communication and service was second to none. Every single employee I spoke to was friendly and so helpful.

I had trouble selling my property with two other Cheltenham agents and was told by them simply that it just wasn't going to sell. I switched to Eliot Oliver and within a week I was having viewing after viewing and eventually received two offers. I cannot recommend them enough; they are truly amazing and did the impossible!



/Elliot-Oliver



/Chelt_Property



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Elliot Oliver Sales

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Valuation Office
Agency

