CEDAR HOUSE

Cedar House, Bath Road,
Cheltenham GL53 7JX
Guide Price £175,000

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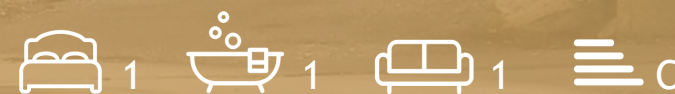
Cedar House, Bath Road,

Cheltenham GL53 7JX

A well presented, one double bedroom apartment, located on the ground floor of a landmark building on Bath Road, close to Montpellier and the High Street.

The property briefly comprises of a double bedroom with built in wardrobes, modern bathroom with shower over the bath, sitting room with doors to a private patio garden and a fitted kitchen with a range of units and appliances. The property is warmed by electric heating throughout. There's also a handy hallway cupboard.

Externally the property benefits from unallocated off road parking for one car.

Further information:

Tenure: Leasehold

Lease Duration: 999 years from 1st January 1986

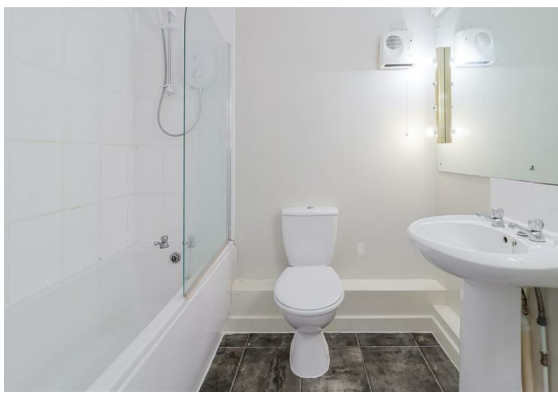Service Charge: £2,049.96 per annum

Ground Rent: N/A

Management Company: Cambray Property Management

Services: Mains electricity, water and drainage. Electric heating.

Local Authority: Cheltenham Borough Council

Council Tax Band: Band A

Restrictions: No pets, no short lets

Floor Plan

Cedar House

Approximate Gross Internal Area = 41.8 sq m / 450 sq ft

IN ⇒

Bedroom 1
3.75 x 2.78
12'4 x 9'1

Kitchen
3.28 x 2.41
10'9 x 7'11

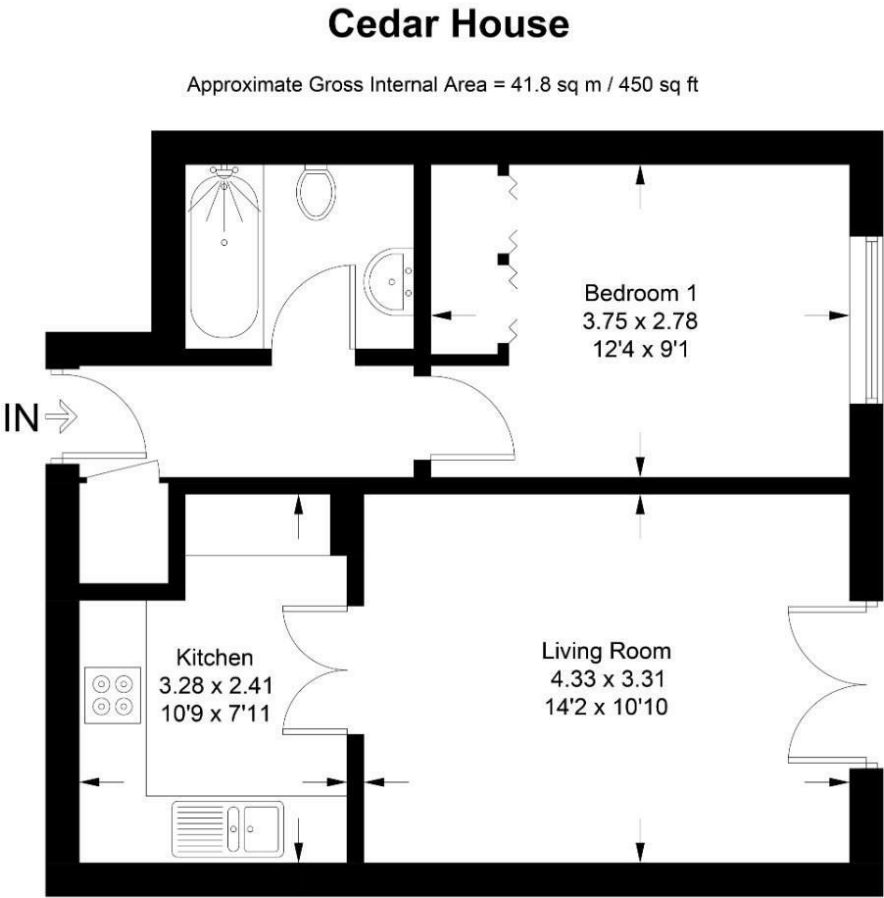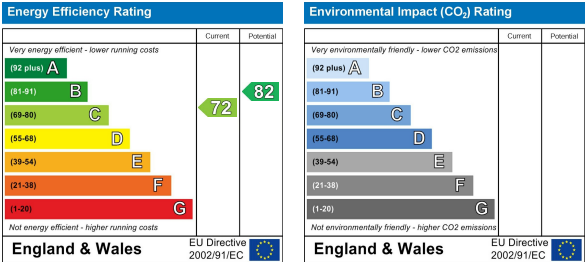**Living Room**
4.33 x 3.31
14'2 x 10'10

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1122522)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

N

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO$_2$) Rating	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

Area Map

Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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