



Flat 8, Eltham Lawn Queens Road, Cheltenham, GL50 2LS

£220,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Positioned on the first floor of a well-maintained development, this attractive two-bedroom apartment offers bright, well-proportioned living accommodation with the benefit of allocated parking and ample visitor parking. Available with no onward chain, it is ready for its next owner to move straight in.

The apartment extends to approximately 796 sq. ft. and is arranged around a central hallway. The accommodation includes a generous living room, providing a light-filled space ideal for both relaxing and entertaining. The separate kitchen is well laid out with fitted units and space for appliances.

There are two comfortable double bedrooms. The principal bedroom benefits from an en-suite bathroom, while the second bedroom is perfect for guests, children or use as a home office. A family bathroom completes the internal accommodation.

Additional features include secure entry access, double glazing and well-kept communal areas. Externally, the property enjoys the convenience of one allocated parking space together with plenty of visitor parking for guests.

The location is ideally placed within easy reach of Cheltenham town centre, with its wide array of shops, restaurants and cultural attractions, as well as excellent transport links to the M5 and surrounding areas.

This superb property represents an excellent opportunity for first-time buyers, downsizers or investors alike, and with no onward chain it offers a straightforward and stress-free purchase.

Agents Note

Leasehold.

EPC Rating: C80

Cheltenham Borough Council Band: C

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

Flood Risk:

Rivers & Seas - Very Low

Surface Water - Very Low

LEASE INFO:

125 years from 1985 - 84 years remaining.

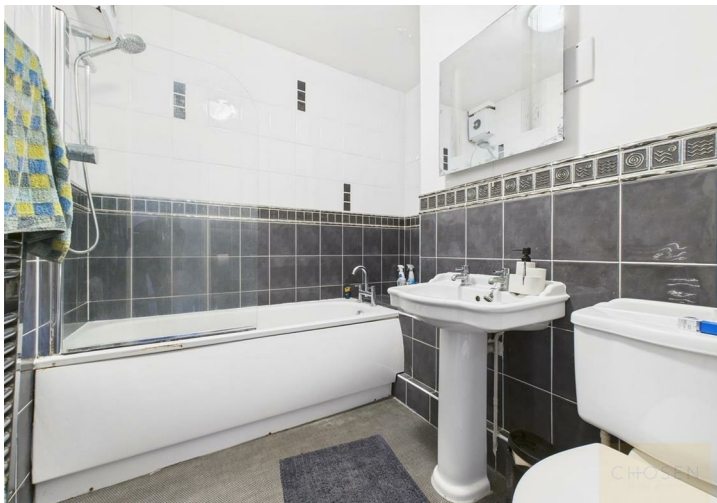
Service charges: £2,299.99 per annum

approximately. Ground rent included.

- First-floor, two-bedroom apartment
- Bright living room and separate kitchen
- Principal bedroom with en suite.
- Allocated parking plus visitor spaces.
- Close to Cheltenham town centre
- No onward chain
- EPC Rating - C80
- Council Tax Band - C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	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	





Approximate total area⁽¹⁾
796 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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