

# CR COOK Residential

01242 500 259

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- NO ONWARD CHAIN
- FIRST FLOOR APARTMENT
- TWO BEDROOMS ONE WITH AN ENSUITE
- ENCLOSED COMMUNAL GARDEN
- ACCESS TO EXTERNAL SECURE BIKE SHED
- ALLOCATED PARKING SPACE

Guide Price £170,000

**Goodrich Road**

**Cheltenham**

**GL52 5FT**

# Goodrich Road, Cheltenham

A first-floor apartment situated within the popular Oakley development brought to market with no onward chain. Accommodation comprises two bedrooms, an open plan sitting-dining room, a kitchen, an ensuite and a bathroom.

The property enters a hallway with neutral carpeting that flows into most of the accommodation. There is a wall-mounted telephone entry system and two walk-in storage cupboards.

The open-plan living area has dual aspects with views out over the communal green areas. The kitchen, accessed through an archway, offers a range of fitted wall and base units with granite effect worktops and upstands and a stainless-steel sink and drainer with a mixer tap. Integrated appliances include a gas hob with an extractor hood, an oven, dishwasher, and a tall fridge freezer.

A generously sized bedroom one benefits from an ensuite shower room with a white suite comprising a shower enclosure, low-level WC, and basin. Bedroom two has ample space for both bedroom furniture and storage.

The bathroom completes the internal accommodation and offers partly tiled walls and a white suite comprising a bath, a low-level WC, and a basin.



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Further benefits to the property include gas central heating, double glazing, enclosed communal garden with access to a secure bike shed for external storage, an allocated parking space, and visitors parking for the apartment block.

Tenure - Leasehold

Lease Length - 110 Years

Annual Ground Rent - £300

Annual Service Charge - £1733.40

Service Charge Review Period -TBC

Council Tax - B

The Oakley development is within proximity to Priors Park, a large green space with footpaths that take you up to Cleeve Hill. The area also has a local supermarket, schools, and other local amenities.

All information regarding the property details, including its position on Leasehold, will be confirmed between vendor and purchaser solicitors.

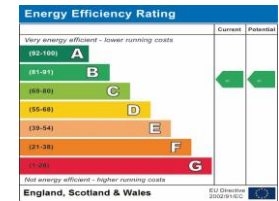
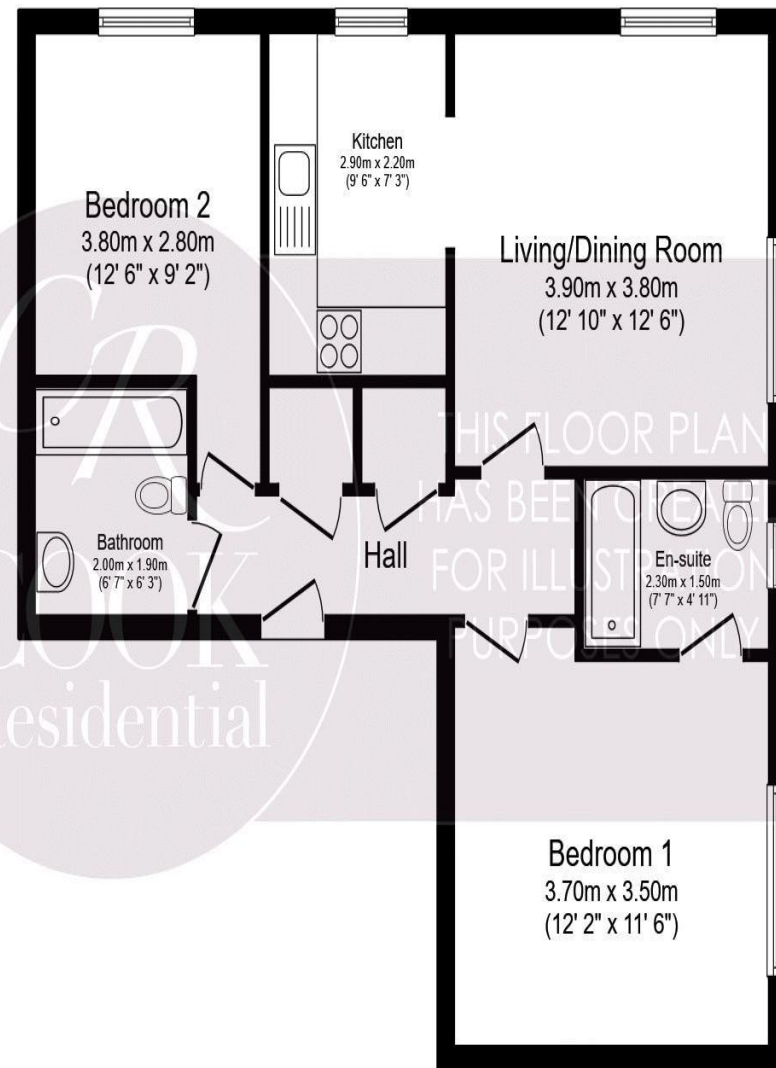
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Total floor area 61.1 m<sup>2</sup> (658 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com