

# CR COOK Residential

01242 500 259  
www.cookresidential.co.uk



- NO ONWARD CHAIN
- TWO GENEROUS BEDROOMS
- WELL PRESENTED THROUGHOUT
- PRIVATE REAR GARDEN WITH LARGE SHED
- EASY ACCESS TO THE GALLAGHER RETAIL PARK, GCHQ AND M5 CONNECTIONS

Guide Price £180,000  
**Orchard Avenue**  
**Rowanfield**  
**GL51 7LG**

# Orchard Avenue, Rowanfield, Cheltenham, GL51 7LG

Cook Residential are pleased to bring to the market this superb maisonette. Finished to a high standard throughout, this two-bedroom apartment with allocated parking is in an ideal location for quick access to the local Rowanfield School, M5 connections and Gallagher Retail Shopping Centre.

Upon entering the apartment there is a hallway with wooden laminate flooring.

The kitchen comprises of wall and base units with granite effect work tops an integrated fridge freezer, washing machine, dishwasher, oven and an induction hob with hood.

The living room offers a bay window and wood laminate flooring with space for a dining table. Off the hallway there is also a family bathroom, fully tiled walls, shower cubicle with a shower over bath, and inset bowl basin.

The two bedrooms are carpeted throughout, with bedroom one benefitting from a built-in storage cupboard.

A lovely private garden and large shed at the very rear of the property has laid to lawn grass and a paved patio area perfect for entertaining rounds off this fantastic home.

There is on street parking to the front of the property.



*Passionate About Property...*

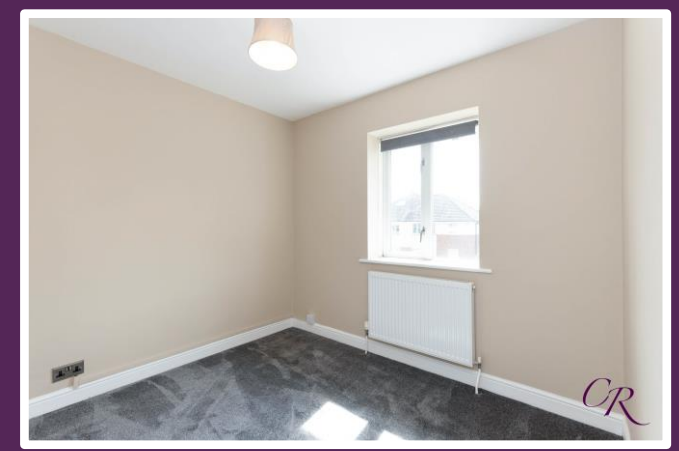
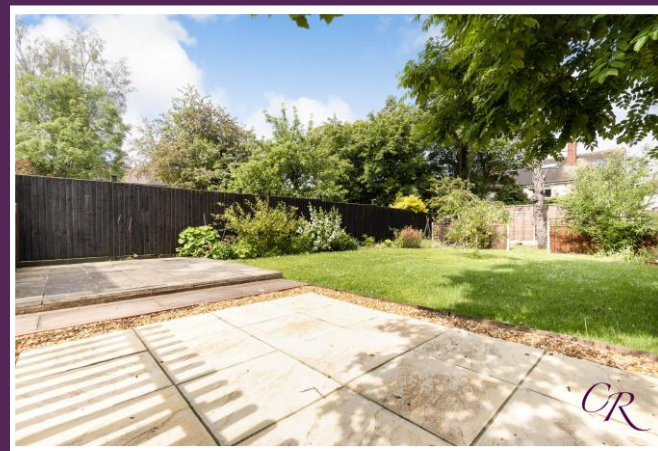
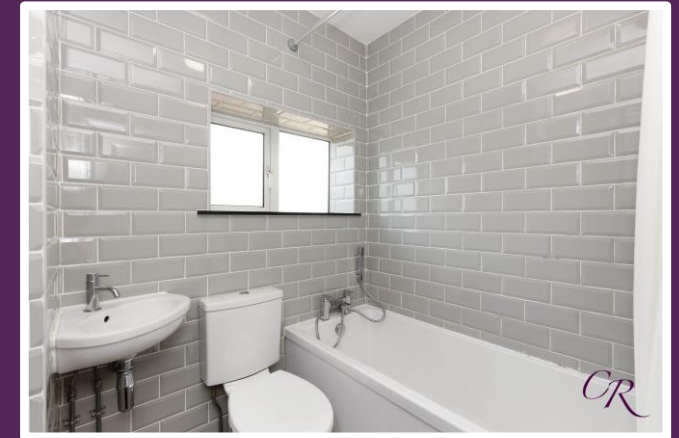
Tenure: Leasehold  
Lease Length - 957 Years  
Annual Service Charge - £4.50  
Service Charge Review Period -Annual  
Council Tax Band - A

Cheltenham is a beautiful Regency Town, famous for its many festivals, including Literature, Music, Science, Jazz and the legendary National Hunt Racing Festival, The Cheltenham Gold Cup.

In addition to its festivals, Cheltenham also has an enviable reputation for its excellent schools; some are internationally recognised, including the renowned Cheltenham College and Cheltenham Ladies College. The town centre itself boasts a variety of local and high street shops, eateries, bars, and art galleries attracting visitors from far and wide.

All information regarding the property details, including a position on Leasehold, is to be confirmed between vendor and purchaser solicitors.

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Total floor area 47.6 m<sup>2</sup> (512 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](http://www.focalagent.com)