

ROSS BURBIDGE

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Battledown Priors, Battledown, Cheltenham, GL52

£220,000

2 1 1









Please Quote: RB1393 - Ross Burbidge. A well-presented two-double-bedroom duplex apartment, situated in the sought-after Battledown area of Cheltenham. Offering spacious accommodation arranged over two floors, a private entrance, and a balcony, this property is ideally suited for those seeking a home in a convenient and desirable location.

The accommodation is accessed via its own private entrance, with stairs leading to the first floor. Here, a well-appointed kitchen comes complete with an integrated fridge freezer, washing machine, oven, and electric hob. Across the hallway is a generous living room, with direct access to a private balcony, providing a lovely additional space to enjoy natural light and fresh air.

The second floor offers two well-proportioned double bedrooms, together with a contemporary family bathroom featuring a shower over the bath.

Outside, residents benefit from a garage, communal gardens and off-road parking, available on a first-come, first-served basis.

Positioned within easy reach of Cheltenham Town Centre, local amenities, and transport links, the apartment offers an excellent combination of space, practicality, and location, perfect for enjoying all that Cheltenham has to offer.

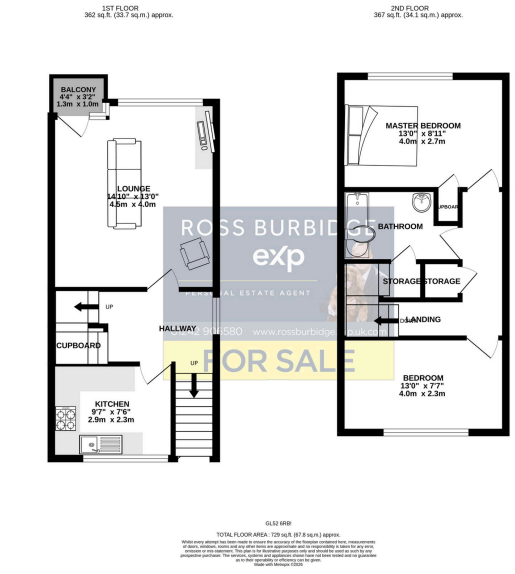
Lease: 969 years from 10 November 1995

Service Charge: £1050 Per Annum Reviewed Annually

Location: Battledown Priors is an attractive residential area located on the lower slopes of Battledown, one of Cheltenham's most sought-after settings. The property is ideally positioned within walking distance of Cheltenham town centre, approximately half a mile away, where a wide variety of boutique shops, pavement cafés, wine bars and restaurants can be enjoyed. Families are well catered for, with the highly rated Holy Apostles Primary School conveniently nearby. The area also provides excellent access to local parks, leisure facilities, and road links to the Cotswolds, Gloucester and the M5 motorway, making this an exceptional and well-connected place

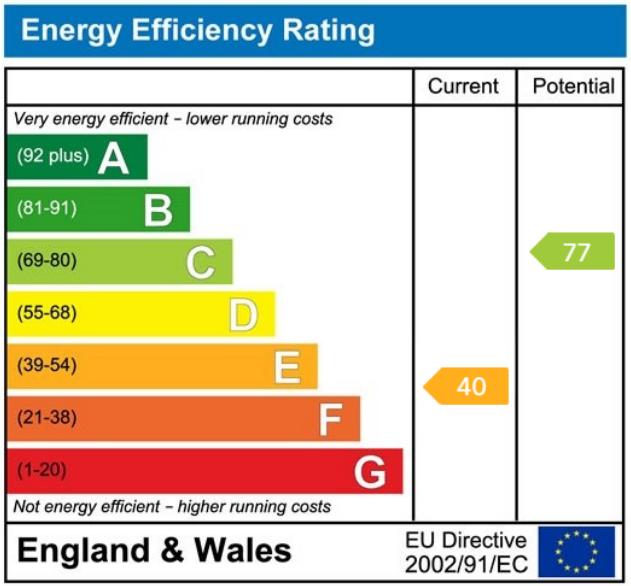






- Two Double Bedroom
- Duplex Apartment
- Please Quote: RB1393 - Ross Burbidge
- Private Balcony
- Wonderful Battledown Location
- Parking
- Share of Freehold
- Well Kept Communal Gardens
- Chain Free
- Electric Heating





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