



ROSS BURBIDGE

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Shaftesbury Hall, St. Georges Place, Cheltenham, GL50

£200,000

1 1 1



Please quote: RB1393-Ross Burbidge. An attractive one bedroom top floor apartment forming part of an impressive period conversion, centrally located in the heart of Cheltenham. The property enjoys both lift and stair access, well-proportioned accommodation with generous ceiling heights, and the benefit of allocated off-street parking.

Occupying the top floor of this striking building, the apartment offers well balanced living space arranged on a single level, complemented by impressive ceiling heights of approximately 11'9 which enhance the sense of light and space throughout. Well maintained communal areas provide access via lift or staircase, leading to a private entrance door opening into a spacious and naturally bright hallway with four windows and useful storage.

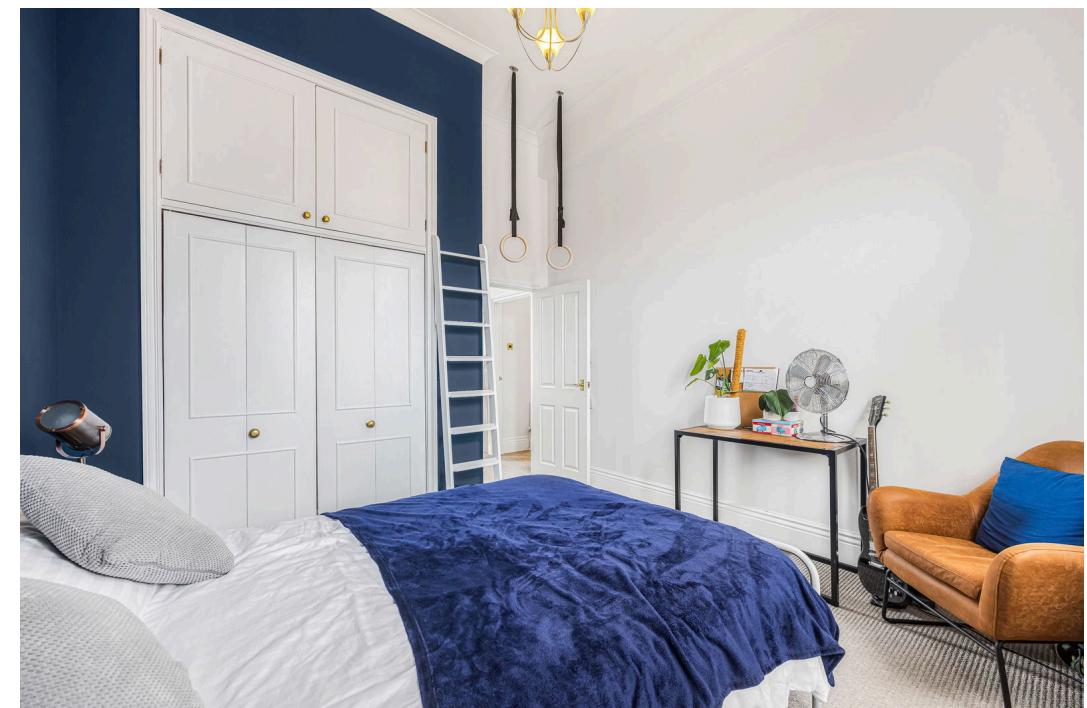
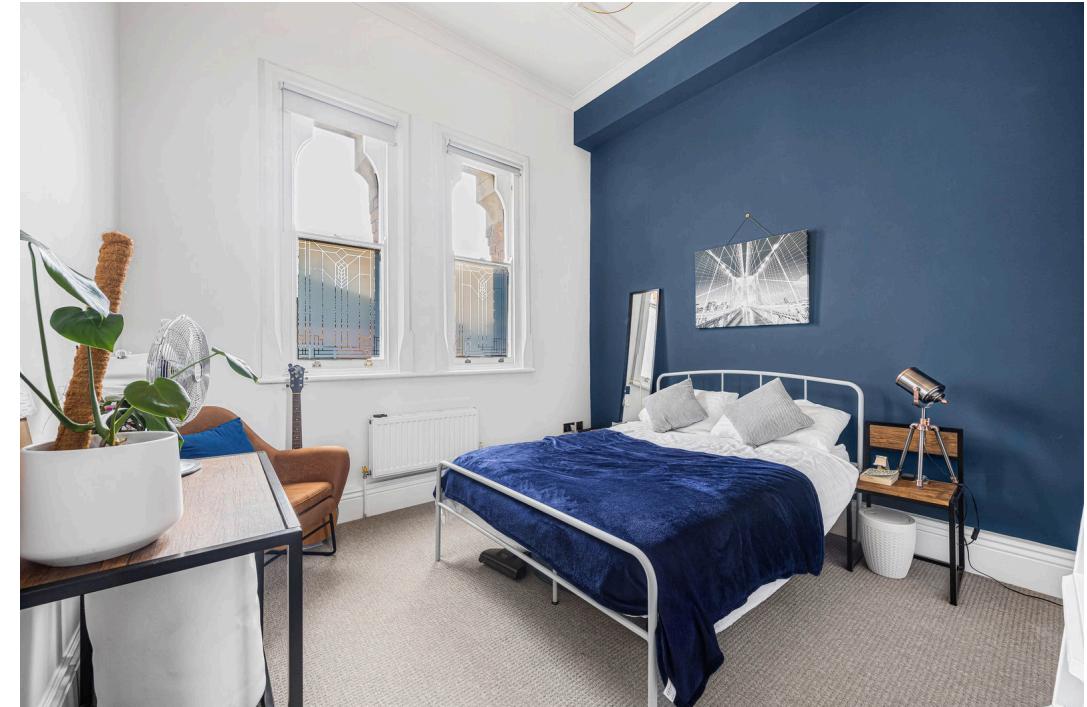
The sitting room is a well proportioned and inviting space, again benefitting from the high ceilings, and opens through to the refurbished kitchen. The kitchen is fitted with a good range of base and wall mounted units, complemented by oak work surfaces with inset sink, and includes integrated appliances comprising an oven, hob, extractor hood, fridge, freezer and washing machine. The bedroom is a comfortable double room with built-in wardrobes and additional high-level storage cupboards. The bathroom is neatly appointed with a white suite including WC, wash basin and a steel bath with shower over.

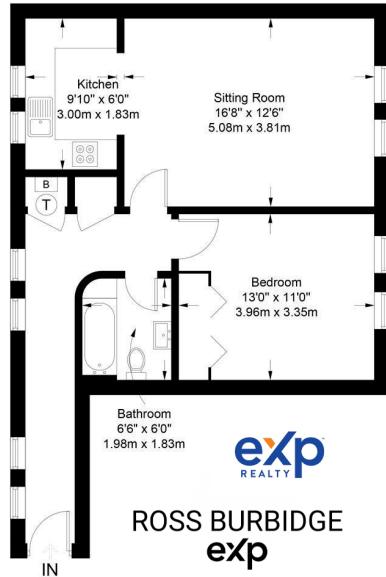
Externally, the property is set within well tended communal grounds and benefits from an allocated parking space located behind remotely controlled gates. The apartment is well presented throughout, features gas fired central heating, and is offered for sale with no onward chain.

Lease details: The property is leasehold with a share of the freehold.

The lease has been extended to 999 years from 4 April 2022.

The service charge is approximately £1,500 per annum, with no ground rent collected.





ROSS BURBIDGE eXp

Approximate Gross Internal Area = 590 sq ft / 54.8 sq m



- Stunning One Bedroom Apartment
- Part Of An Eye-Catching Building
- Large Double Bedroom
- Beautiful Grounds In The Town Centre
- Integrated Appliances
- Please quote: RB1393-Ross Burbidge
- Share Of Freehold
- Allocated Parking Space
- No Onward Purchase
- Neatly Appointed Bathroom

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC