

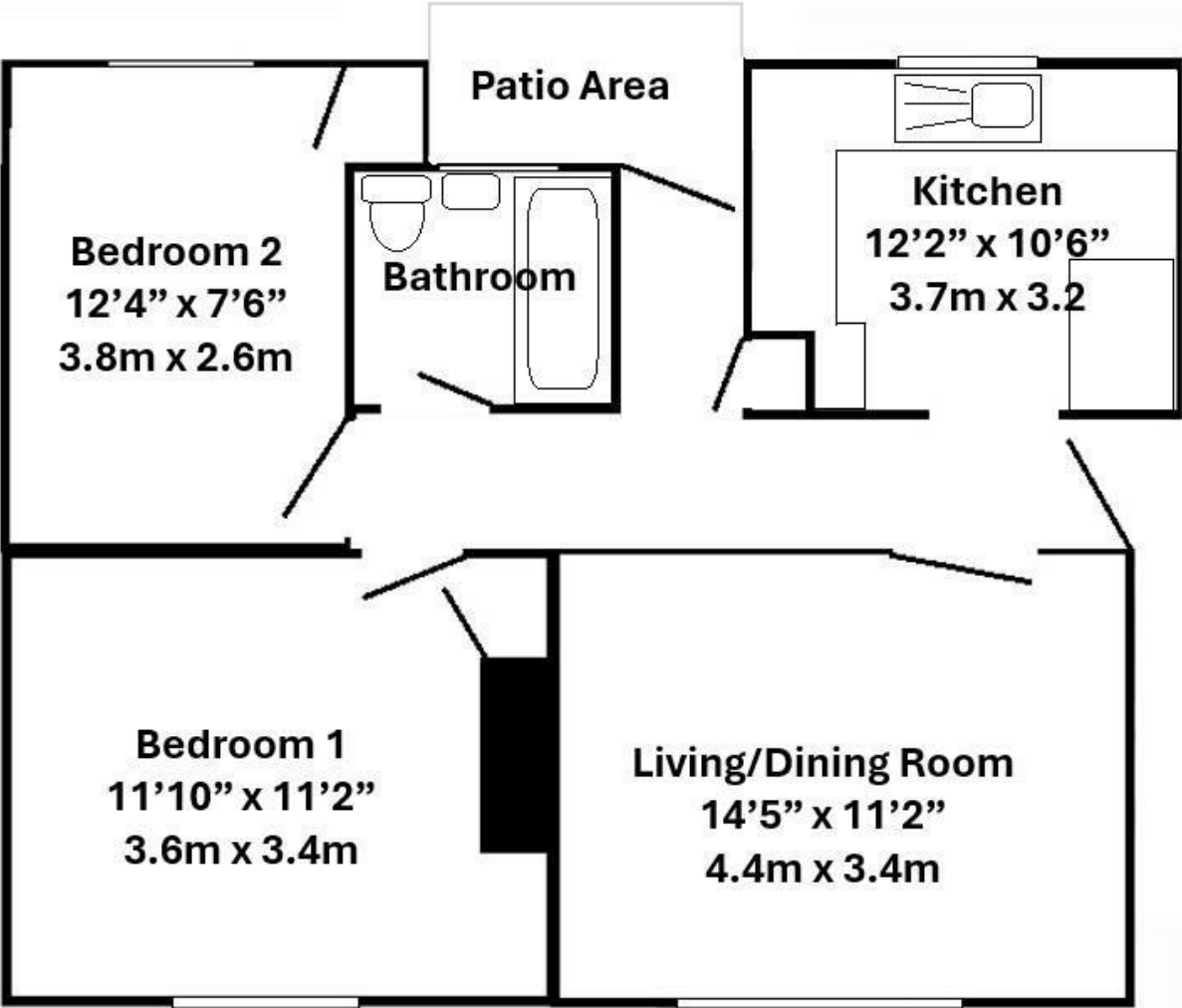


39 CLEVEDON SQUARE, SOMERSET ROAD, CHELTENHAM, GL51 8BN

PRICE £135,000

LEASEHOLD CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND A

Clevedon Square, GL51 8BN



Total Approximate Floor Area 682 sq ft (63.3sq mt)

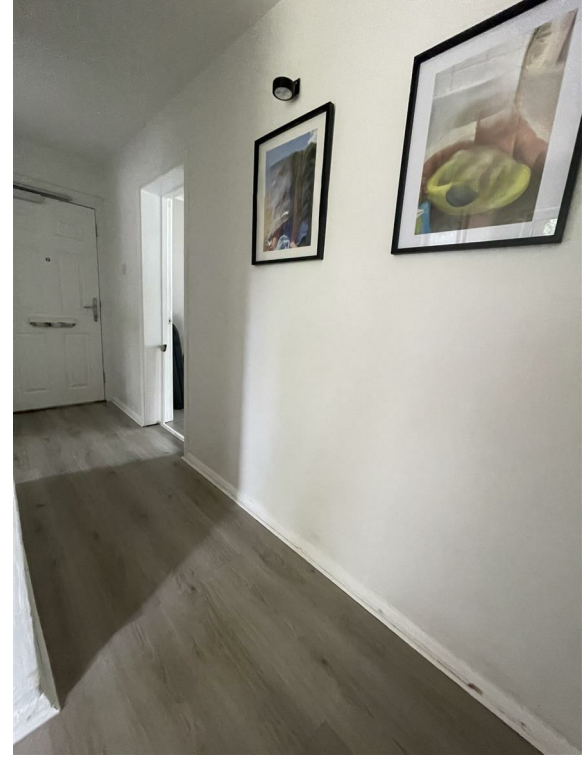
Floorplan for guidance only - not to scale



Very nicely presented large (683 sq ft - 63 sq mt) ground floor apartment offering spacious accommodation of entrance hall, living/dining room, kitchen, TWO DOUBLE BEDROOMS and bathroom. The property is gas centrally heated and double glazed and has direct access onto the garden area (which the current occupant informs us is rarely used by other residents). The property is set in a pleasant location overlooking a large green with on unrestricted on road parking available. NO CHAIN. Ideal first time or investment buy (likely rental value of £1000 - £1100)

Maintenance Charge c.£750 per year - Ground Rent £10 per year







Local Authority Gloucestershire	Council Tax Band: A Annual Price: £1,580
Conservation Area ⓘ No	Flood Risk Very low
Floor Area 0 ft ² / 0 m ²	Plot Size 0.04 Acres (2 Plots)
Mobile Coverage	Broadband
EE ●	Basic 5 Mbps
Vodafone ●	Superfast 80 Mbps
Three ●	Ultrafast 10000 Mbps
O2 ●	
Satellite / Fibre TV Availability	
BT ✓	
Sky ✓	
Virgin ✓	

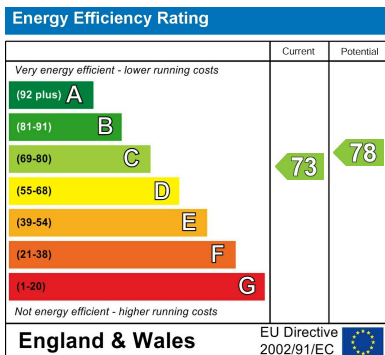
Tenure	
Leasehold	
Lease Start Date <small>BETA</small> 27 Jun 2004	Lease End Date <small>BETA</small> 06 Jun 2113
Lease Term <small>BETA</small> 125 years from 6 June 1988	Lease Term Remaining <small>BETA</small> 87 years
Last Sold Price £88,000	Last Sold Date <small>BETA</small> 07/12/2012 
Local Authority Gloucestershire	Council Tax Band: A Annual Price: £1,580

All information subject to legal confirmation

Important Notice: SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

Money laundering regulations: Please be aware that we are required by law to comply with the Anti Money Laundering (AML) regulations set out by HMRC for all property transactions. Therefore it is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted.

SureLet may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum



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