hmt
SALES & LETTINGS

We Take Property **Personally**



2 Irving House Pittville Circus Road, Cheltenham, GL52 2PZ

Asking Price £95,000

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Cheltenham, GL52 2PZ

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- NO ONWARD CHAIN
- TAX BAND A
- IDEAL INVESTMENT
- 106 YEARS LEFT ON LEASE
- LEASEHOLD
- PITTVILLE
- NEWLY REDECORATED
- £455.11 PER QUARTER

Kitchen / Living Area	16'03 x 10'06 (4.95m x 3.20m)
Bedroom	7'04 x x10'04 (2.24m x x3.15m)
Bathroom	6'08 x 5'05 (2.03m x 1.65m)

HMT Sales and Lettings are delighted to offer for sale this lower ground floor studio apartment available with no onward chain.

Step through the main front door into the communal Entrance Hall and take the stairs down to the left, The apartment front door is on the left. Enter the apartment into the hall and to your left is a large storage cupboard hand for keeping the hall clear of shoes and coats. This cupboard also houses the boiler.
To your right takes you into the main living area of the studio with two large windows that flood light into the apartment. The Kitchen runs across the back wall in an L-Shape maximising the space for there to be a cosy Lounge area.







Through the archway is a modest space for a double bed with a built in wardrobe.
At the end of the Hall there is a Bathroom consisting of toilet, sink and bath with an overhead shower.

Parking is available on a first come-first serve basis.

The flat has recently gone through re-decoration with painting and new flooring and would suit a single individual. It would also make a very good Buy-to-Let as we would expect this to generate about a 6% yield.

TENURE: LEASEHOLD
COUNCIL: CHELTENHAM BUROUGH COUNCIL
TAX BAND: A

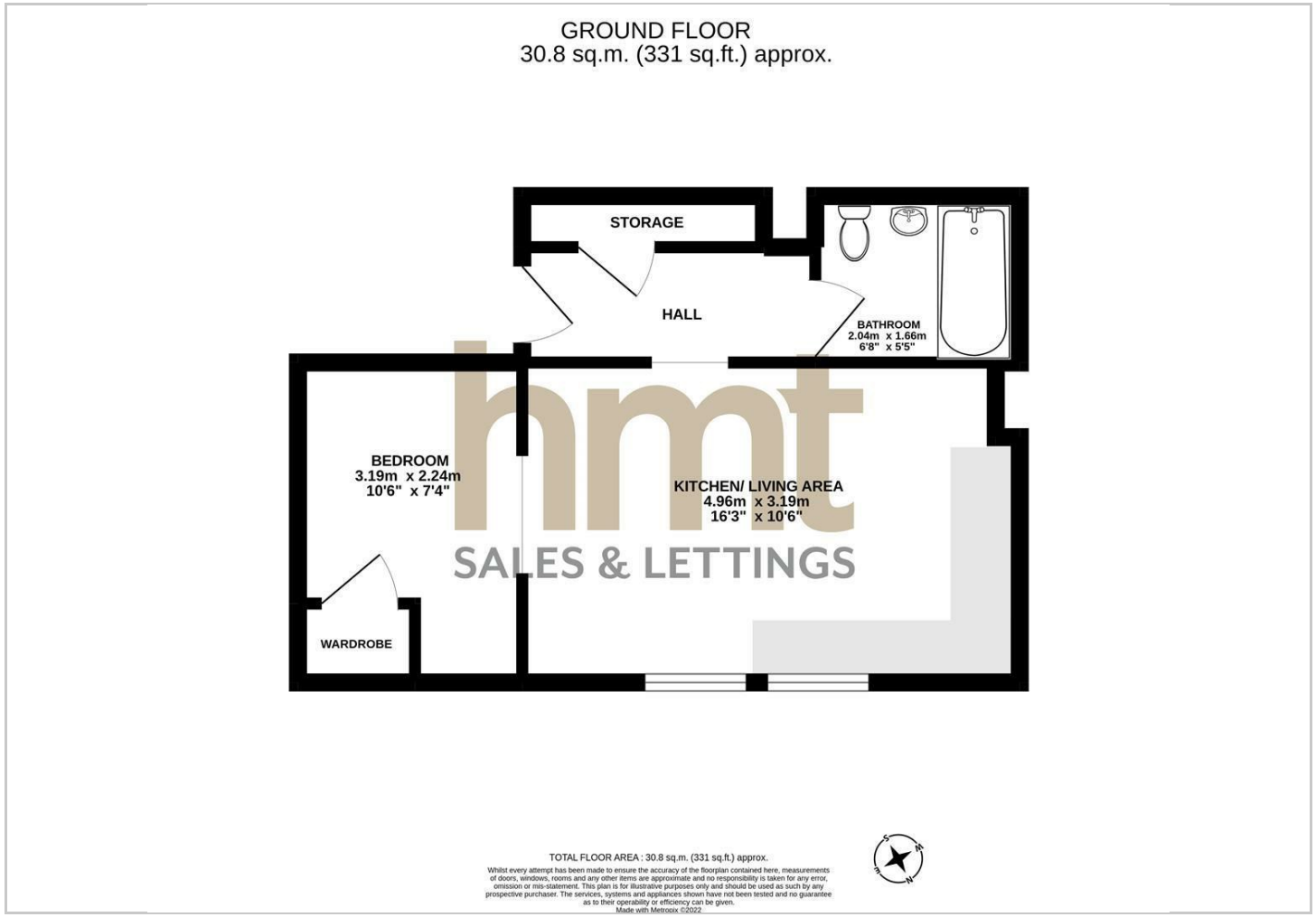
Directions

Leaving the HMT office head along Clarence Street upto the A46. At the traffic lights, head straight over onto North Place and turn right onto Clarence Road/Prestbury Road. At the roundabout turn right onto Pittville Circus Road. Follow the road along and Irving House is found on the right hand side.





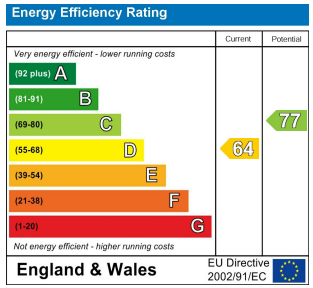
Floor Plans

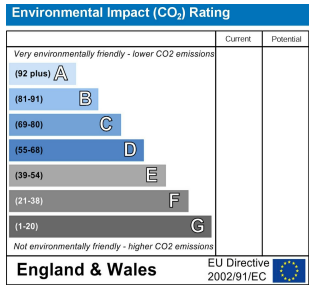


Location Map



Energy Performance Graph





Viewing

Please contact our HMT Office on 01242 521322
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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