

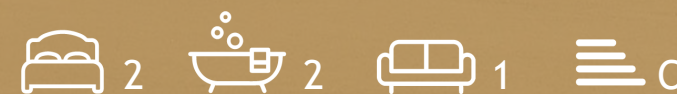


MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



6, St Georges Gate,  
Cheltenham GL50 3EJ  
Price Guide £157,500





6, St Georges Gate,

## Cheltenham GL50 3EJ

A well proportioned two bedroom, first floor apartment with lift access, conveniently positioned within easy walking distance of Cheltenham Spa railway station and Cheltenham town centre. The property offers practical and comfortable accommodation ideally suited to professionals, commuters or investors.

### Location:

Cheltenham is a highly regarded Regency spa town, known for its elegant period architecture, excellent schooling and vibrant cultural scene. The property occupies a convenient position at St Georges Gate, providing excellent access to Cheltenham Spa railway station, which offers direct services to London Paddington, Bristol and Birmingham.

The fashionable Montpellier district and The Promenade are within comfortable reach, offering an excellent selection of restaurants, cafés, wine bars and independent boutiques. Cheltenham is also home to a number of nationally recognised festivals, including the Literature, Jazz and Food festivals, alongside year round cultural attractions such as The Everyman Theatre and Cheltenham Town Hall.

The town benefits from strong transport links via the A40, A435 and M5 motorway network, whilst the surrounding Cotswold countryside provides extensive walking and recreational opportunities.

### Full Description:

Situated on the first floor of a well established development, the apartment offers balanced and practical living accommodation throughout.

The main reception room provides open plan sitting and dining space, leading through to a fitted kitchen which is equipped with a range of integrated appliances and good storage provision.

The principal bedroom is a generous double room and benefits from an en suite shower room. The second bedroom is a single room, well suited as a study, occasional guest bedroom or home office.

A separate bathroom serves the remainder of the property and is fitted with a bath with shower over.

The apartment is warmed by gas central heating and is offered to the market on an unfurnished basis.

### Further Information:

Tenure: Leasehold

Lease Duration: 125 years from 1st April 2004 (103 years remaining).

Service Charge: £120 per calendar month

Ground Rent: £100 per annum

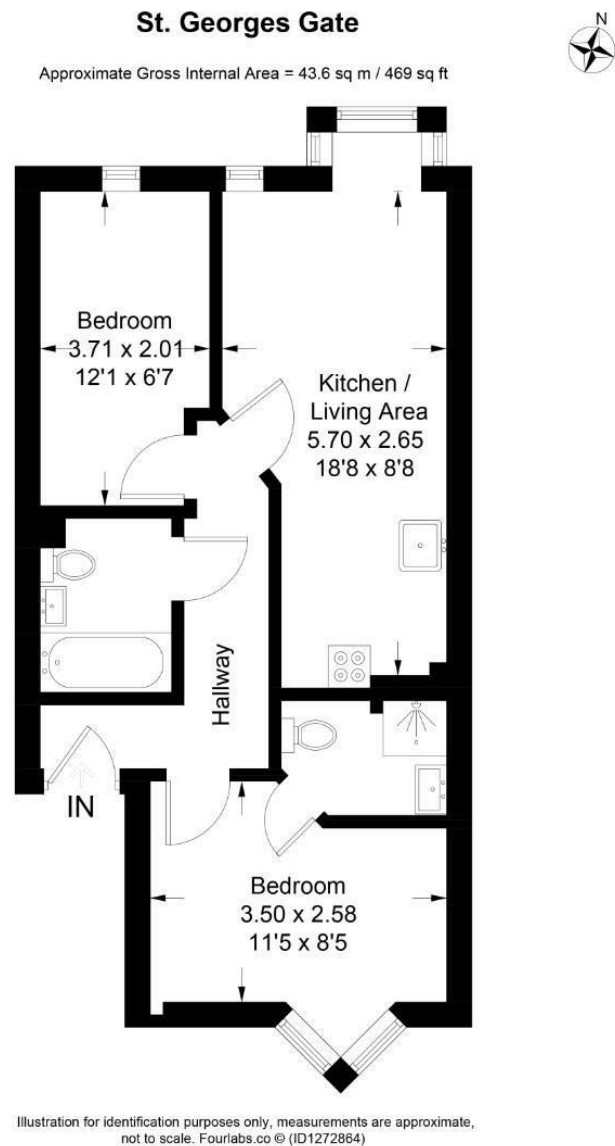
Services: Mains gas, electricity, water and drainage

Local Authority: Cheltenham Borough Council. Tel. 01242 262626

Council Tax Band: B

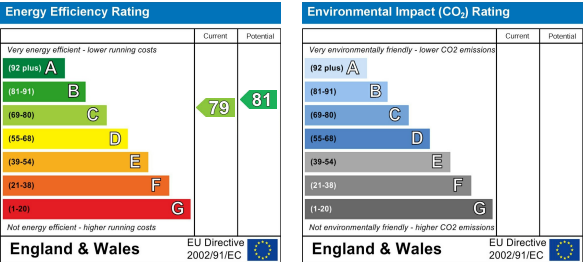


Floor Plan



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Energy Efficiency Graph



Area Map



Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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