

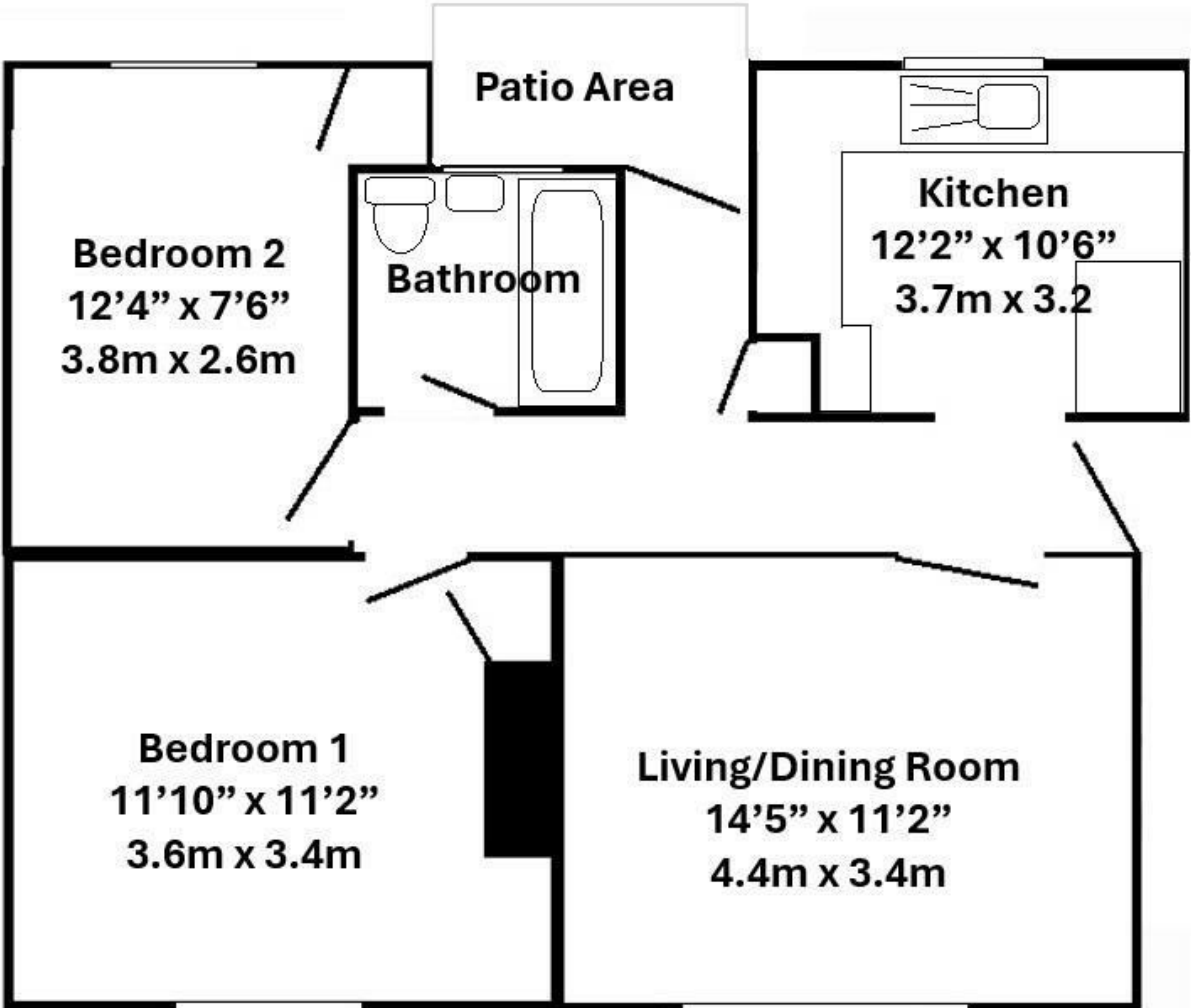


**39 CLEVEDON SQUARE, SOMERSET ROAD, CHELTENHAM, GL51 8BN**

**PRICE £135,000**

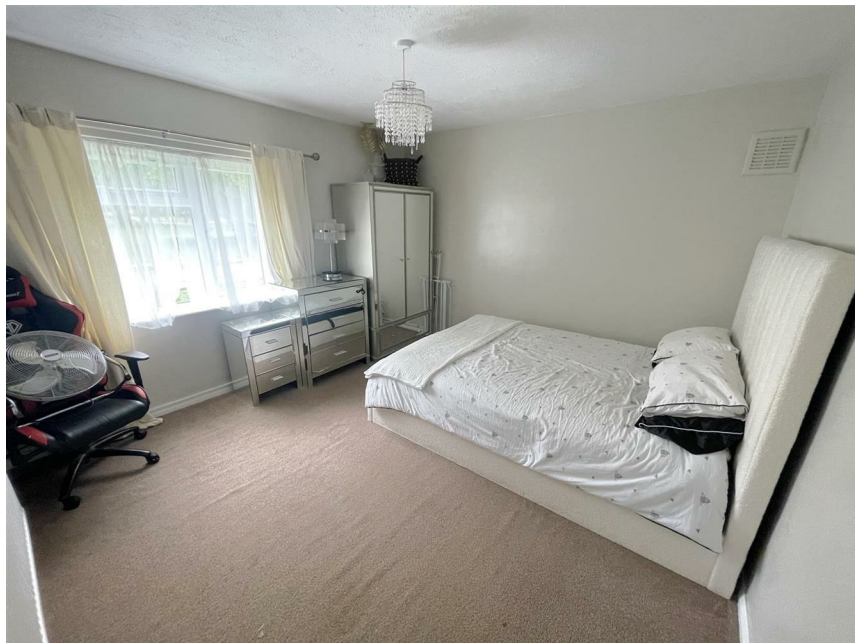
**LEASEHOLD CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND A**

**Clevedon Square, GL51 8BN**



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

Floorplan for guidance only - not to scale



Very nicely presented 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







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

<b>Tenure</b>	
Leasehold	
<b>Lease Start Date</b> <span style="color: red;">BETA</span> 27 Jun 2004	<b>Lease End Date</b> <span style="color: red;">BETA</span> 06 Jun 2113
<b>Lease Term</b> <span style="color: red;">BETA</span> 125 years from 6 June 1988	<b>Lease Term Remaining</b> <span style="color: red;">BETA</span> 87 years
<b>Last Sold Price</b> £88,000	<b>Last Sold Date</b> 07/12/2012 <span style="float: right;">▼</span>
<b>Local Authority</b> Gloucestershire	<b>Council Tax</b> Band: A Annual Price: £1,580

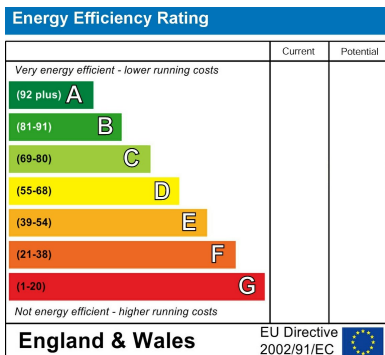


All information subject to legal confirmation

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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