



MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



Hewlett Road,  
Cheltenham GL52 6AD  
Guide Price £139,950



Hewlett Road,

Cheltenham GL52 6AD

A charming, grade II listed, one-bedroom ground floor apartment in central Cheltenham, conveniently situated near Sandford Park and local amenities on the High Street.

**Full Description:**

The apartment is one of four within the building, with accommodation arranged over a single floor. Upon entering, an entrance hallway provides access to a useful storage cupboard, the living room, and the bathroom. The living room leads to the kitchen and bedroom, boasting a beautiful ornamental fireplace, ceiling coving, and a rear-facing sash window. The kitchen comes equipped with white goods (fridge and washing machine) and has plumbing available for a slimline dishwasher. Positioned at the front of the property is the master bedroom, complete with built-in wardrobes, an ornamental fireplace, and two sash windows. The bathroom includes a shower over the bath. Additionally, the apartment benefits from gas central heating and secondary glazing.

Externally, the property offers shared unallocated off-road parking (accessible via Sidney Street) and a private communal courtyard

**Further Information:**

Tenure: Leasehold, share of the freehold

Lease duration: 999 years from 1st January 1974

Service charge: £160 pcm

Ground rent: N/A

Management Company: Fraser Allen Estate Management.

No Pets

No Airbnb

Services: Mains gas, electricity, water and drainage. Gas central heating.

Council tax band: A

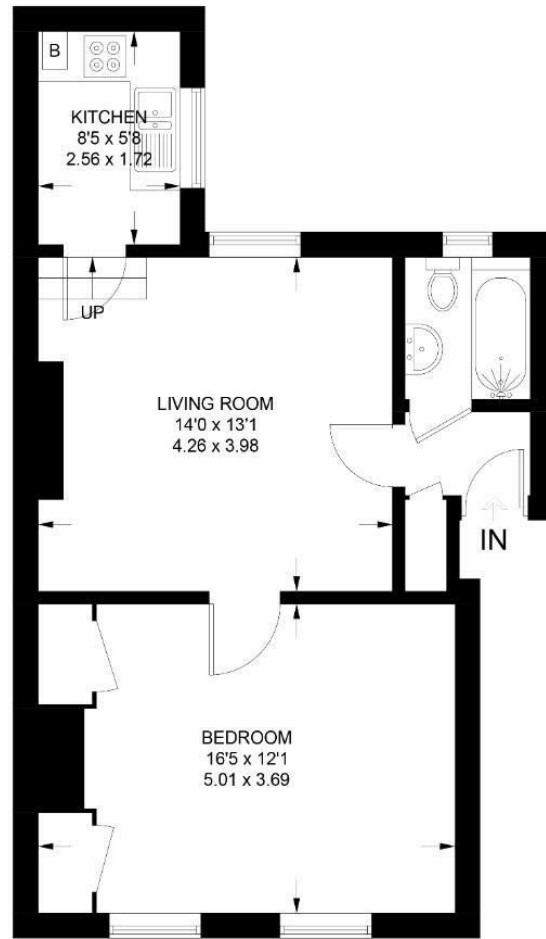
Local authority: Cheltenham Borough Council. Tel. 01242 26 26 26.

THE PROPERTY IS TENANTED.



# Floor Plan

Approximate Gross Internal Area = 46.4 sq m / 499 sq ft

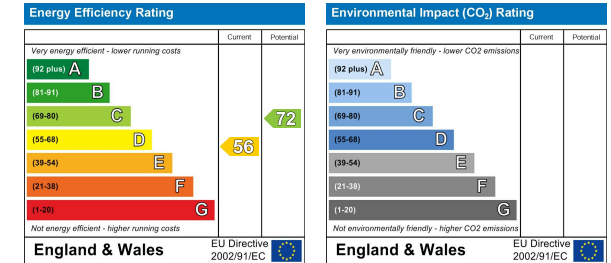


## GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated.  
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Cheltenham Home Inspection © 2023

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# 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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