



64 Yorkley Road,
Offers Over £170,000

🛏️ 2 🪑 2 🚿 1



Situated within the ever-popular Oakley development in Cheltenham, this well-maintained two-bedroom first floor apartment offers light, modern accommodation ideally suited to first-time buyers, downsizers, or investors alike.

The property is accessed via a secure communal entrance leading to a well-kept hallway. Upon entering the apartment, you are welcomed by a central hallway providing access to all rooms along with useful storage.

The heart of the home is the impressive open-plan kitchen/living space. This bright and sociable room offers ample space for both lounge and dining furniture, with French doors opening onto a Juliette balcony allowing for pleasant outlooks. The kitchen area is fitted with a contemporary range of wall and base units complemented by generous worktop space and integrated appliances including an oven, gas hob, and extractor hood.

There are two well-proportioned bedrooms. The principal bedroom is a comfortable double featuring fitted wardrobes and the added benefit of a modern en-suite shower room. Bedroom two is also a double, ideal as a guest bedroom, nursery, or home office.

The accommodation is completed by a modern family bathroom fitted with a white suite comprising bath with shower over, wash hand basin, and WC.

Externally, the property benefits from allocated off-road parking along with visitor spaces, and is set within well-maintained communal grounds.

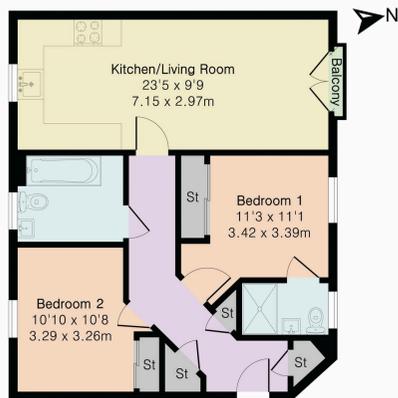
Oakley is a highly regarded residential development offering convenient access to Cheltenham town centre, GCHQ, local amenities, green spaces, and transport links including the M5, making it an excellent location for both commuters and local professionals.

Remaining lease length: 108

Annual Service Charge: £1500



Approximate Gross Internal Area 649 sq ft - 60 sq m



First Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of spaces, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



- Two-bedroom first floor apartment
- Well presented throughout
- Principal bedroom with en-suite shower room
- Fitted wardrobes to both bedrooms
- Ideal first-time buy or investment purchase
- Located within the popular Oakley development
- Spacious open-plan kitchen/living room
- Modern family bathroom
- Allocated off-road parking
- Gas central heating



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Elliot Oliver Sales
 101 Promenade, Cheltenham GL50 1NW
 01242 321091
www.eosales.co.uk

