

## Gloucester Road, Cheltenham

Spacious ground floor apartment with modern kitchen and bathroom, double bedroom, permit parking, no onward chain. Close to station and town centre. Leasehold, 92 years remaining. Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Spacious Ground Floor Apartment In Quiet Cul-De-Sac
- NO ONWARD CHAIN
- Ideal Investment Or First Time Buy Opportunity
- Prime Location Near Station And Town Centre
- Open-Plan Living Kitchen And Lounge Area
- Updated Kitchen
- Modernised Bathroom High Quality Finish
- Generous Double Bedroom With Built-In Wardrobe
- Gas Central Heating Throughout
- Residents Permit Parking Available at No Extra Cost



### Kitchen / Living Area

20'2" x 9'9"  
6.15 x 2.98 m

**Hallway**  
8'8" x 2'9"  
2.65 x 0.84 m

### Bathroom

5'10" x 6'6"  
1.78 x 2.00 m

### Bedroom

10'5" x 9'6"  
3.18 x 2.90 m

Approximate total area<sup>(1)</sup>

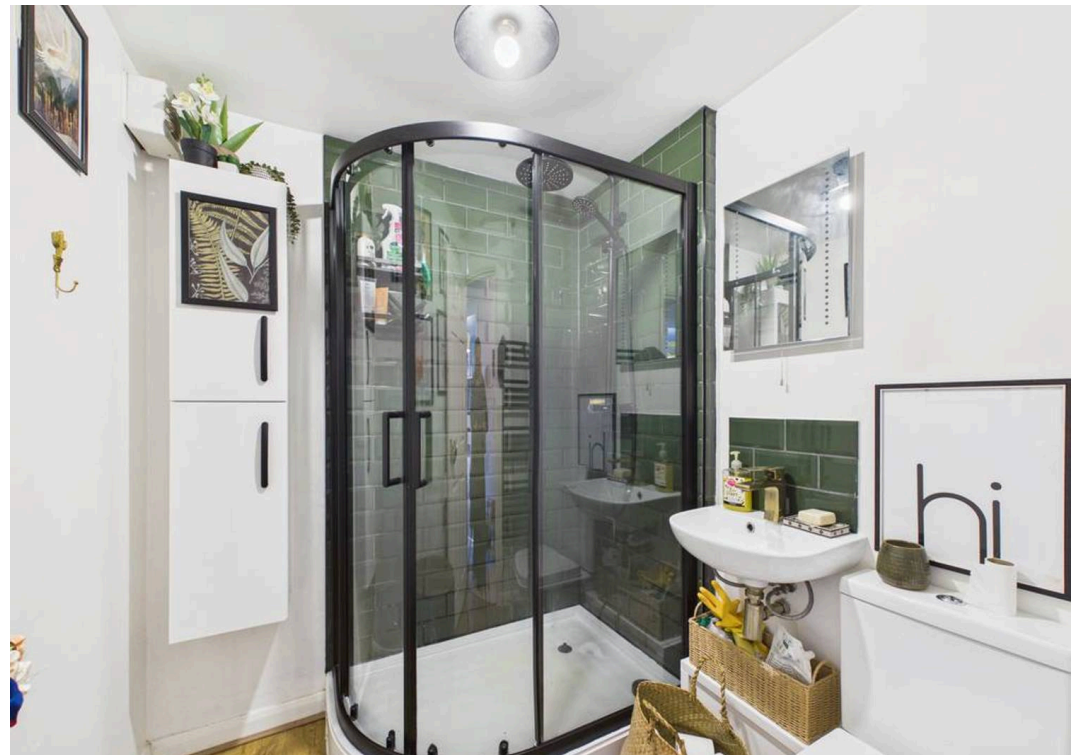
380 ft<sup>2</sup>  
35.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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