



## **2 BED APARTMENT HIGH STREET, CHELTENHAM**

- TWO BEDROOMS
- CLOSE TO TOWN
- RECENTLY MODERNISED
- INTEGRATED APPLIANCES
- SECOND FLOOR
- AVAILABLE NOW

## Description

Smartly presented two bedroom second floor apartment just a short walk to the TOWN CENTRE & available April 2021. This spacious apartment has been RECENTLY MODERNISED by its current owner & is conveniently located for town, Sandford Park & other amenities viewing is advised to appreciate the property on offer. The property briefly comprises entrance hall, lounge/diner, modern fitted kitchen with INTEGRATED APPLIANCES, two good sized bedrooms & a contemporary bathroom.

Further benefits include GAS CENTRAL HEATING, recently fitted carpets & on street permit parking to the area.

If satisfactory references are not obtained or you withdraw your application any financial loss to The Property Centre or Landlord will

## Communal entrance

Secure access to block located to the rear of the apartments. Stairs to all floors.

## Entrance to apartment

Via wooden front door.

## Entrance hall

Doors to lounge/diner, bedrooms & bathroom. Carpet flooring. Wall mounted radiator.

## Lounge/Diner

4.11m x 3.58m (13'6" x 11'9")  
Wall mounted radiator. Windows to rear aspect. Carpet flooring. Doorway to kitchen.

## Kitchen

2.16m x 2.16m (7'1" x 7'1")  
Window to rear aspect. Vinyl flooring. Range of eye level & base storage unit with laminate work tops. Stainless steel sink with mixer tap over. Integrated electric hob, oven & extractor hood. Integrated washing

machine, fridge & freezer. Boiler.

## Master bedroom

3.51m x 2.26m (11'6" x 7'5")  
Window to front aspect. Carpet flooring.  
Wall mounted radiator.

## Bedroom two

2.36m x 1.83m x 0.20m (7'9" x 6' x 8")  
Window to front aspect. Carpet flooring.  
Wall mounted radiator.

## Bathroom

Panelled bath with shower over. Low level WC, Hand wash basin with mixer tap. Part tiled walls. Extractor fan.

## Agents Note

If satisfactory references are not obtained or you withdraw your application any financial loss to The Property Centre or Landlord will be deducted from your holding fee.

If the landlord does not proceed with your application due to adverse credit not being disclosed, your full holding fee will not be refunded

## Property Price:

£625 Per Month



**THE PROPERTY CENTRE**  
THE AGENT PEOPLE RECOMMEND

**01242 504555**





**THE PROPERTY CENTRE**  
THE AGENT PEOPLE RECOMMEND

# Open 7 Days a Week

**RESIDENTIAL SALES - DISCLAIMER NOTICE:** Appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission has been approved and would recommend that prospective purchasers should make their own independent enquiries on these matters. All measurements are approximate.

**RESIDENTIAL LETTINGS – AGENTS NOTE:** Please note that following the introduction of the Tenant Fee Ban on 1 June 2019, most fees previously paid by tenants have now been waived. However, some charges remain. Further details can be found at [www.thepropertycentres.co.uk/lettings/lettings-service/tenant-fees-](http://www.thepropertycentres.co.uk/lettings/lettings-service/tenant-fees-)

**VIEWING BY PRIOR APPOINTMENT VIA THE PROPERTY CENTRE ON 01242 504555**

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