



tag
estate agents



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£125,000

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		

PROPERTY SUMMARY

Fourth Floor Apartment

Lounge

Kitchen

Two Bedrooms

Bathroom

Double Glazing

Warm Air Central Heating

On Site Car Parking

Allocated Brick Shed

Situation

Cheltenham was specifically designed in its 18th and 19th century heyday as a pleasure health resort for wealthy visitors, the legacy of which is an exceptional range of quality accommodation, restaurants and entertainment in an elegant Regency spa town.

Conveniently located close to Tewkesbury and Gloucester, Cheltenham provides easy access from all parts of the UK and is an ideal base for touring into the Cotswolds, Stratford upon Avon and Bath. Regency town houses, with intricate ironwork balconies and painted stucco facades, line the historic leafy Promenade, squares and terraces.

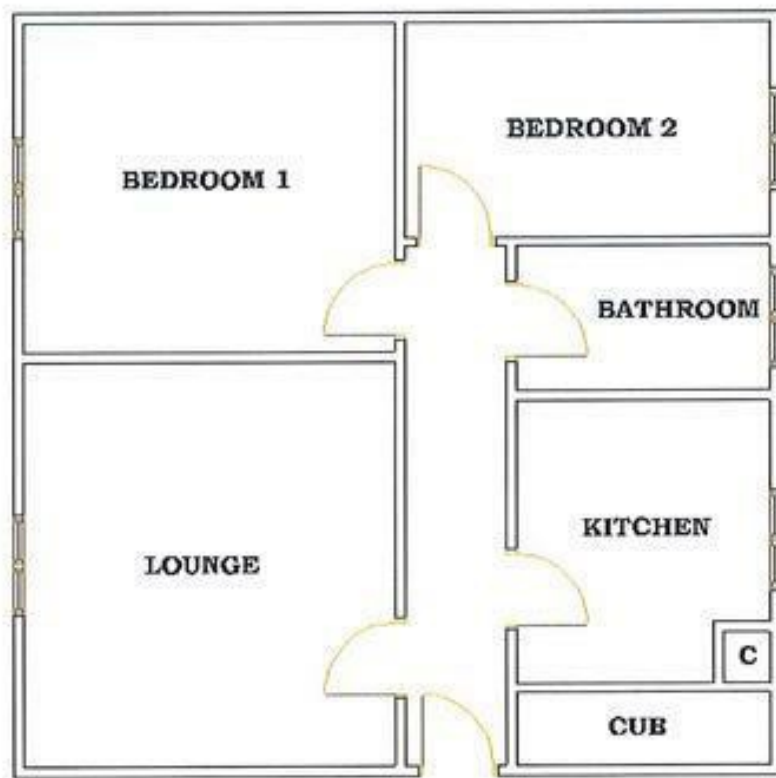
Relax in its award-winning gardens, enjoy an impressive range of stylish shops and restaurants, and spend some time at one of the many fantastic cultural festivals and events - from horse racing, music and literature to family fiestas.

Description

A spacious fourth floor two bedroom apartment located in Prestbury.

The accommodation comprises entrance hall, lounge, kitchen, two bedrooms and a bathroom.

The property is further complimented by double glazing, warm air central heating, on site car parking and allocated brick built shed.



THIS IS FOR REFERENCE ONLY AND IS NOT TO SCALE

Lounge

13'10 x 12'10 (4.22m x 3.91m)

Kitchen

9'8 x 8'10 (2.95m x 2.69m)

Bedroom One

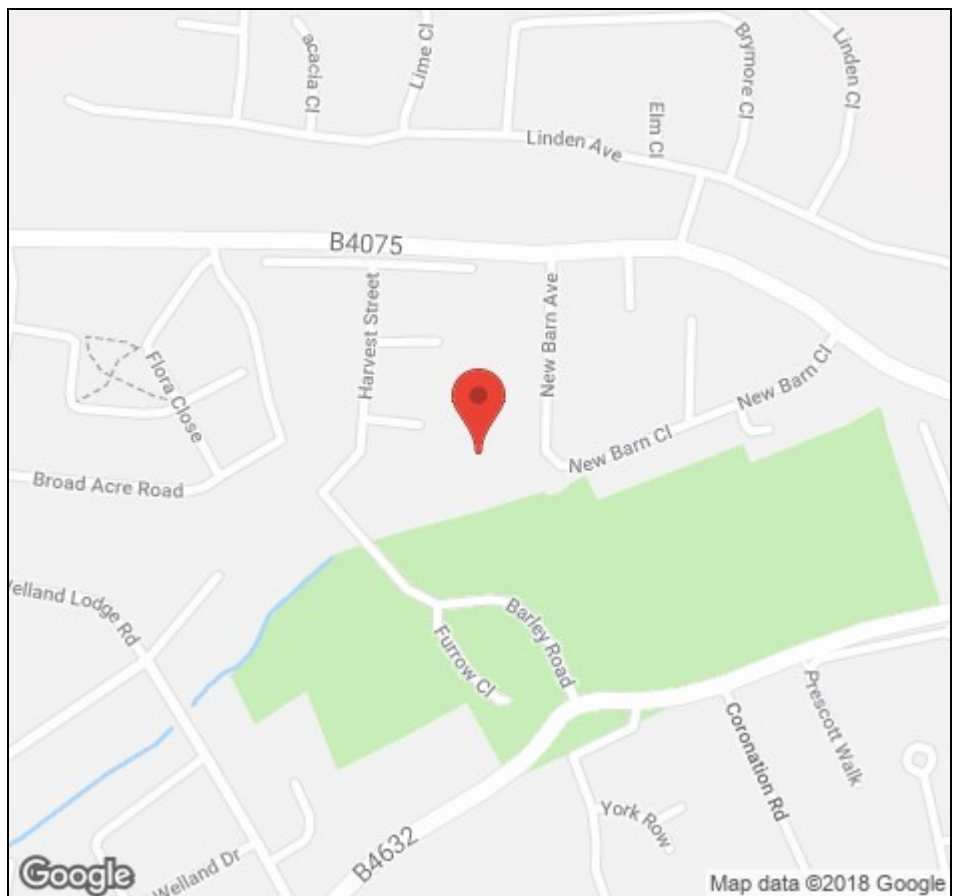
12'10 x 11'3 (3.91m x 3.43m)

Bedroom Two

12'7 x 7'4 (3.84m x 2.24m)

Bathroom

8'10 x 4'11 (2.69m x 1.50m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: info@ancientgrudge.co.uk

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.
All appliances, fittings or heating systems have not been tested. Buyers are advised to seek
verification from their surveyor or legal representative.

P Gregory, C Wilkinson & V Davis trading as tag estate agents