



ST ANNE'S ROAD

PETER BALL & CO.
ESTATE AGENTS

ST ANNES ROAD, FAIRVIEW, CHELTENHAM GL52 2SS

£160,000

- First Floor Apartment
- Two Double Bedrooms
- Open Plan Living Space
- Super Accommodation
- Shower Room
- Permit Parking

PROPERTY DESCRIPTION

A second floor two bedroom apartment residing in a converted Victorian building close to Cheltenham Town Centre. The apartment is accessed via a staircase which leads to the entrance hall. From here doors lead to the open plan sitting room/kitchen, both bedrooms and a shower room. There is a telephone security intercom system and access hatch to loft space. The light and airy sitting room has windows to two aspects and a skylight window, feature beamed ceiling, comfortable sitting and dining areas and is open to the kitchen which is fitted with a range of matching wall and base level storage units with roll edge work surfaces over and inset stainless steel sink and drainer unit. There is a four ring electric hob with oven/grill under and extractor hood over and an integrated refrigerator. There are two double



bedrooms and the shower room is fitted with a shower cubicle, pedestal wash hand basin and low flush W.C. The property is warmed by gas fired central heating and has double glazed sash windows to the front and sash windows in all other rooms.

SITUATION

Fairview is situated just to the north of the town centre and the area boasts excellent amenities of its own including a convenience store, pharmacy, hairdressers, café and florist. Holy Trinity and St Johns Church of England Primary Schools are close by and the beautiful Pittville and Sandford parks are within a short walk. The town centre is less than a 10 minute walk and offers a variety of excellent High Street shops, specialist boutiques, pubs, clubs and restaurants. It is host to many festivals including music, art and literature and, of course the National Hunt Festival. Magnificent Regency architecture and a wonderful heritage make Cheltenham a town of enviable charm.

DIRECTIONS

Leave Cheltenham town centre via Hewlett Road and just before the shops turn left in to St. Anne's Road. The property is located at the far end of the street on the right hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council. Tax Band A.
Tenure - Leasehold. 999 year lease with 986 years remaining.
Service charge per annum - £360.00.
St Annes (Cheltenham) Property Maintenance Ltd.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales			
EPC Director			

Viewing by appointment with your local office of

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Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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Second Floor

Approx. 60.8 sq. metres (654.4 sq. feet)



Total area: approx. 60.8 sq. metres (654.4 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.