



PETER BALL & CO.
ESTATE AGENTS

ST GEORGES ROAD, CHELTENHAM GL50 3EF

£695 PCM

- Period Apartment
- Beautifully Redecorated
- Ground Floor
- Double Bedroom
- Living Room
- Kitchen
- Bathroom
- Off Road Parking X 1

PROPERTY DESCRIPTION

A beautifully redecorated, spacious and well located ground floor one double bedroom unfurnished apartment with off street parking for one car and located within this handsome red brick Victorian villa a short distance from the Promenade and High Street shops.

The property can be accessed via the communal entrance hall and the accommodation comprises inner hall with doors to all rooms. The sitting room has a large bay window to the front aspect. The open plan kitchen is fitted with a range of matching wall and base level storage units, sink and drainer unit. There is a four ring electric hob & oven with extractor over and space and plumbing for a fridge & washing machine. The large

bedroom is a double with a bay window to the front and high ceilings. There is a super shower room with toilet and wash hand basin. To the front of the house is unallocated off street parking for one car. The property is offered on an unfurnished basis and available now. Sorry no pets.

N.B. An initial fee of £240.00 for the first applicant is payable to cover administration and referencing costs. An additional £120.00 is payable for each additional applicant or guarantor if required.

SITUATION

This area of Cheltenham offers a mixture of property types from Victorian red brick properties to new developments of apartments and town houses. There are excellent amenities nearby including Waitrose Food and Home and a large Tesco supermarket. Both the Town centre and Railway station are approximately 10-15 minutes walk away and there are excellent road links to the A40, M5 and GCHQ.

DIRECTIONS

Leave Cheltenham town centre via St Georges Road and just before the traffic light junction by Waitrose the property can be found on the left hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council Tax Band B

Energy Efficiency Rating		Current	Potential
This energy efficient - lower running costs			
95-100	A		
85-94	B		
75-84	C		
65-74	D		
55-64	E	55	63
45-54	F		
35-44	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing by appointment with your local office of

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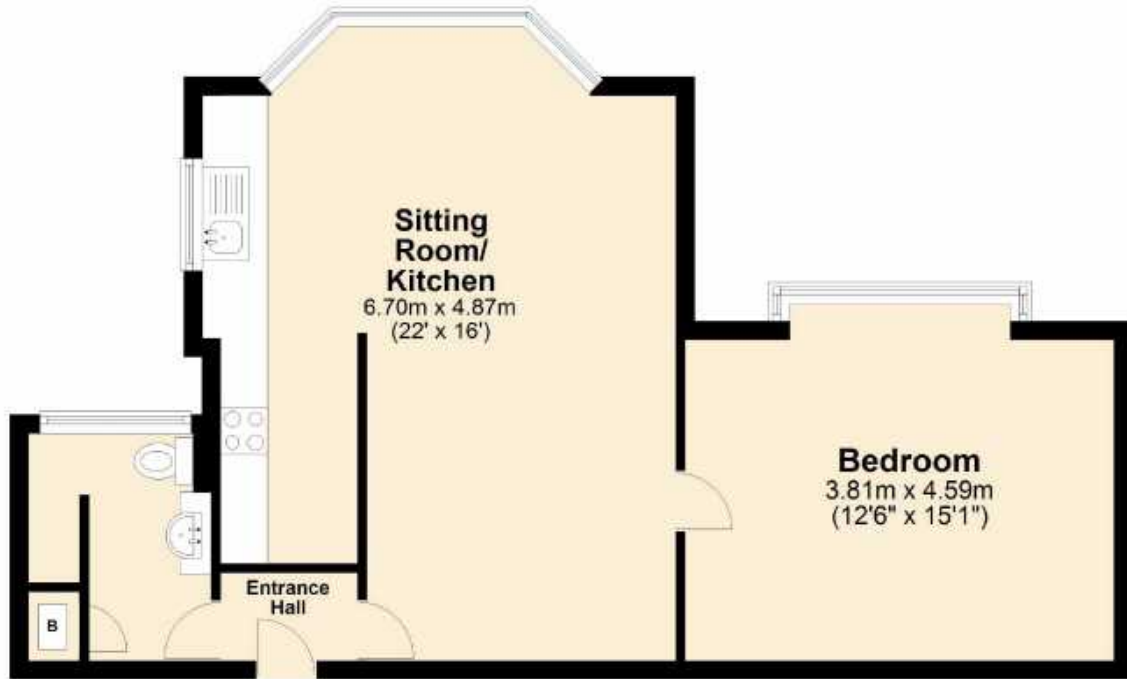
Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor

Approx. 51.7 sq. metres (556.1 sq. feet)



Total area: approx. 51.7 sq. metres (556.1 sq. feet)

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