



PETER BALL & CO.
ESTATE AGENTS

THE PARK, CHELTENHAM GL50 2RP

£795 PCM

- Self Contained Apartment
- One Bedroom
- One Reception Room
- Kitchen/Dining Room
- Cloakroom and En-Suite
- Garden and Patio
- Allocated Parking
- All Utilities included apart from Council Tax

PROPERTY DESCRIPTION

A stunning and immaculate one bedroom executive apartment with allocated parking, patio seating area and garden, located in the prestigious area of the Park with all utilities included apart from Council Tax. Sorry no pets.

The property has its own private entrance from the garden laid to lawn and private allocated parking space for one car. From the hallway is a good sized storage cupboard, guest cloakroom, reception room and spacious kitchen/dining room. The reception room has a door to the patio area and double doors to the kitchen/dining room which is fully fitted with white goods to include, oven, hob, washing machine and fridge/freezer. There is a further door from the kitchen/dining room to the patio area. The bedroom is very spacious with fitted wardrobes and spacious en suite shower room. From the bedroom is a door to the private garden for the flat which is laid to lawn. The property is available on an unfurnished basis though some furnishings



could be supplied by separate negotiation. All utilities included in the rental except the council tax.

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

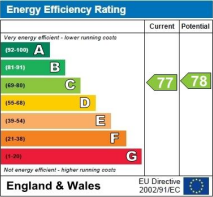
The Park is a much sought after residential area south of the fashionable Tivoli and Montpellier areas of Cheltenham. Surrounding the University campus, The Park itself is a teardrop shaped road with many fine examples of regency architecture complimented by sympathetically built modern houses. Noted for its highly regarded primary school St. James and close proximity to Bournside School, the area is handily placed for access to both the town centre and popular Bath Road shopping areas.

DIRECTIONS

From the Leckhampton office head along Shurdington Road away from the Bath Road, turn right into Moorend Road, first exit onto The Park, turn left onto Rowena Cade Avenue, turn left onto Arthur Bliss Gardens, then turn left down the second driveway on the left and the property will be found straight in front of you.

ADDITIONAL INFORMATION

Cheltenham Borough Council -Tax Band B.



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.



Lower Ground Floor

Approx. 76.7 sq. metres (825.2 sq. feet)



Total area: approx. 76.7 sq. metres (825.2 sq. feet)

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