



PETER BALL & CO.
ESTATE AGENTS

ST JAMES STREET, TOWN CENTRE, CHELTENHAM GL52 2SH

£795 PCM

- Split Level Apartment
- Fully Refurbished
- Two Double Bedrooms
- Living/Dining Room
- Newly Fitted Kitchen
- Newly Fitted Bathroom
- Gas C.H & Double glazed
- Unfurnished

PROPERTY DESCRIPTION

Fully refurbished to a high specification, Peter Ball & Co are pleased to offer for rental this ground/lower ground floor two bedroom apartment, situated close to the town centre with all its amenities. Sorry no pets.

The accommodation briefly comprises entrance hall with doors to both of the bedrooms, bathroom and airing cupboard and stairs leading down to the living accommodation. Bedroom one is a large double with T.V. and telephone points and bedroom two is a well proportioned double bedroom. The newly fitted bathroom includes a shaped bath with shower over, pedestal wash hand basin with LED mirror above, low flush W.C., chrome towel radiator, tiled surrounds and tiled flooring with underfloor heating. The open plan living/dining room measures at maximum 15'7" x 12'3" and benefits from a further front door to its own private access, remote control suspended electric fire, door to the kitchen and door to a cellar room, which has been painted and includes a vaulted ceiling,



natural stone tiled flooring with underfloor heating and door to understairs storage cupboard. The kitchen is also newly fitted and includes a range of high gloss wall and base level storage cabinets with roll edge work surfaces over and inset one and a half bowl sink and drainer unit. There is a four ring hob with oven under and extractor over, integrated dishwasher and washer/dryer, tiled surrounds and natural stone tiled flooring with underfloor heating . The property benefits from UPVC double glazing and available September.

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

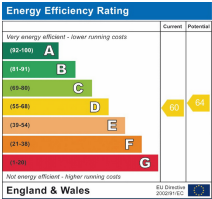
Cheltenhams bustling and prosperous town centre offers a variety of excellent High Street shops, specialist boutiques, pubs, clubs and restaurants. It is host to many festivals including music, art and literature and, of course the National Hunt Festival, which brings the town alive every March. Magnificent Regency architecture and a wonderful heritage make Cheltenham a town of enviable charm.

DIRECTIONS

From our Bath Street office proceed on foot to the Bath Road traffic light junction. Turn left and head towards the High Street. Follow the road round to the right heading towards the London Road and take the first left into St James Street. The property can be found near the end on the left hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council Tax Band A.



Viewing by appointment with your local office of

PETER BALL & CO ESTATE AGENTS

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.



Lowest Ground Floor

Approx. 53.8 sq. metres (579.1 sq. feet)



Ground Floor

Approx. 37.5 sq. metres (404.2 sq. feet)



Total area: approx. 91.4 sq. metres (983.3 sq. feet)

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