



PETER BALL & CO.  
ESTATE AGENTS

# ALBION STREET, TOWN CENTRE, CHELTENHAM GL52 2UG

£695 PCM

- First Floor Flat
- 12'6 Sitting Room
- 12'6 Kitchen
- Two Double Bedrooms
- Bathroom
- Gas Heating
- Double Glazing
- Central Location

## PROPERTY DESCRIPTION

A spacious two double bedroom first floor apartment residing in a Regency building within close proximity of the town centre with the benefit of off road parking for one car. Sorry No Pets.

The accommodation comprises entrance hall with doors to sitting room and both bedrooms. The sitting room has a full height window to front aspect and T.V./telephone point. Both bedrooms also benefit from floor to ceiling windows with the master bedroom having windows to two aspects. From the sitting room is an inner hallway with doors to the kitchen and bathroom. The kitchen is fitted with a range of matching wall and base level units with roll edge work surfaces over and inset stainless steel sink and drainer unit. There is a four ring electric hob, integrated



dishwasher, refrigerator, washing machine and laminate flooring. The bathroom is fitted with a double ended bath with shower over, pedestal wash hand basin and low flush W.C. The property is warmed by gas fired central heating and further benefits from double glazing and off road parking for one car.

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

Cheltenham's 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

Leave the town centre via the Inner ring road (Albion Street) and just after the entrance to the car park (Debenhams) Albion House can be found on the corner of Grosvenor Street.

## ADDITIONAL INFORMATION

Cheltenham Borough Council tax Band A



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| More energy efficient - lower running costs |   |                         |           |
| 92-100                                      | A |                         |           |
| 81-91                                       | B |                         |           |
| 69-80                                       | C |                         |           |
| 55-68                                       | D | 65                      | 67        |
| 45-54                                       | E |                         |           |
| 35-44                                       | F |                         |           |
| 2-34                                        | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

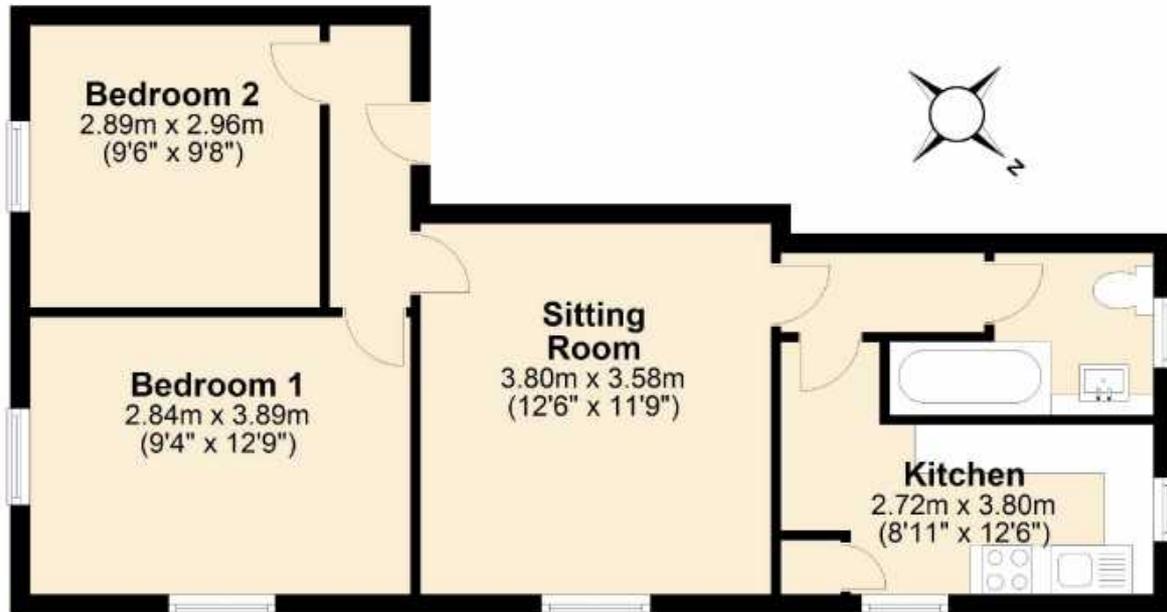
Viewing by appointment with your local office of

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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.

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Total area: approx. 50.3 sq. metres (541.8 sq. feet)

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