



PETER BALL & CO.
ESTATE AGENTS

OAKFIELD, 93 THE PARK, CHELTENHAM GL50 2RW

£800 PCM

- Grade II Listed Apartment
- Living Room
- Kitchen/Breakfast Room
- Double Bedroom
- Bathroom
- Super Period Features
- Communal Garden
- Allocated Parking

PROPERTY DESCRIPTION

Flat 3 Oakfield is an elegant Grade II Listed, one bedroom first floor apartment which is tastefully furnished and available for an initial six month tenancy. Sorry no pets.

The property is located on the first floor of this handsome period detached villa and major features of the apartment is the communal garden and allocated off street parking for one car. Oakfield is beautifully located in the highly sought after Park district of Cheltenham within a short distance from Montpellier, Tivoli and the centre of the town. The property is fully furnished and available from April.

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 our Leckhampton office, proceed down Shurdington Road, turn right into Edward Street, turn left into Grafton Road, turn left onto the Park.

ADDITIONAL INFORMATION

Cheltenham Borough Council Tax Band C

Energy Efficiency Rating		Current	Potential
This energy efficient - lower running costs			
95-100	A		
81-94	B		
69-80	C		
55-68	D		
45-54	E	51	53
35-44	F		
25-34	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.

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.



First Floor

Approx. 48.0 sq. metres (516.3 sq. feet)



Total area: approx. 48.0 sq. metres (516.3 sq. feet)

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