



PETER BALL & CO.  
ESTATE AGENTS

# PRIORY STREET, CHELTENHAM GL52 6DG

## £525 PCM

- Second Floor Studio
- Converted Building
- Bed/Sitting Room
- Kitchen
- Bathroom
- Period Features
- Great Location
- Furnished

### PROPERTY DESCRIPTION

A second furnished floor studio apartment, forming part of a converted Grade II Listed Regency building and situated within a short walk of the town centre. Sorry no pets.

The accommodation includes an entrance lobby with telephone entry system and doors to bed/sitting room and bathroom. The bed/sitting room has a full length sash window to the side and a door to the kitchen, which is fitted with eye and base level storage units with work tops over and inset stainless steel sink and drainer unit. There is an electric hob, oven, extractor over and fridge. The bathroom has an airing cupboard with a washing machine and is fitted with a white suite comprising panel bath with shower over, pedestal



wash hand basin and low flush W.C.

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 is a five minute walk away and 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 town centre offices turn right at the traffic lights into Bath Road and then left into Bath Parade. At the end turn left into College Road and proceed to the London Road traffic light junction. Turn right on to London Road and then first left into Priory Street. Number 26 can be found on the left hand side.

### ADDITIONAL INFORMATION

Cheltenham Borough Council, Tax Band A



**EPC  
NOT  
REQUIRED**

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.



## Second Floor

Approx. 32.9 sq. metres (354.1 sq. feet)



Total area: approx. 32.9 sq. metres (354.1 sq. feet)

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