

## Wallace Apartments , Sherborne Street, Cheltenham,



**Price £175,000 Leasehold**



Belvoir are pleased to offer this lovely unfurnished 2nd (top) floor 2 bedroom apartment in Wallace Apartments, close to the town centre with secure allocated parking.

Upon entering there is a large hallway, separate kitchen with integrated oven with gas hob. The living room has space for a table and the master bedroom has an en-suite shower room. Bedroom 2 is a good size single and there is a further spacious tiled bathroom.

Further benefits are gas central heating and secure gated parking.

This property can be purchased with tenants in situ - currently achieving £725pcm or with vacant possession.

**Communal hallway**

Well kept communal hallway and stairs leads to the apartment entrance

**Living room**

**13'5" x 13'1"**

Spacious living area with two windows allowing ample light.

**Entrance hall**

Spacious hallway with doors leading to the bedrooms, bathroom, kitchen and living room.

**Bedroom 1**

**16'4" x 9'2"**

Large double master bedroom with double glazed window and door to en-suite shower room.

**Bedroom 2**

**9'2" x 8'10"**

Large single / small double bedroom with double glazed window.

**Bathroom**

Good size family bathroom with modern bathroom suite to include shower over bath.

**En-suite**

En-suite shower room to include modern bathroom suite to include shower.

**Kitchen**

**9'2" x 8'10"**

Fairly modern kitchen with a range of base and wall units and built in oven and gas hob.

**Allocated parking**

One secure gated off-road allocated parking space.

**Agent notice**

Appliances such as radiators, heaters, boilers, fixtures or utilities which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission has been approved and would recommend that prospective purchasers should make their own independent inquiries on these matters. All measurements are approximate.

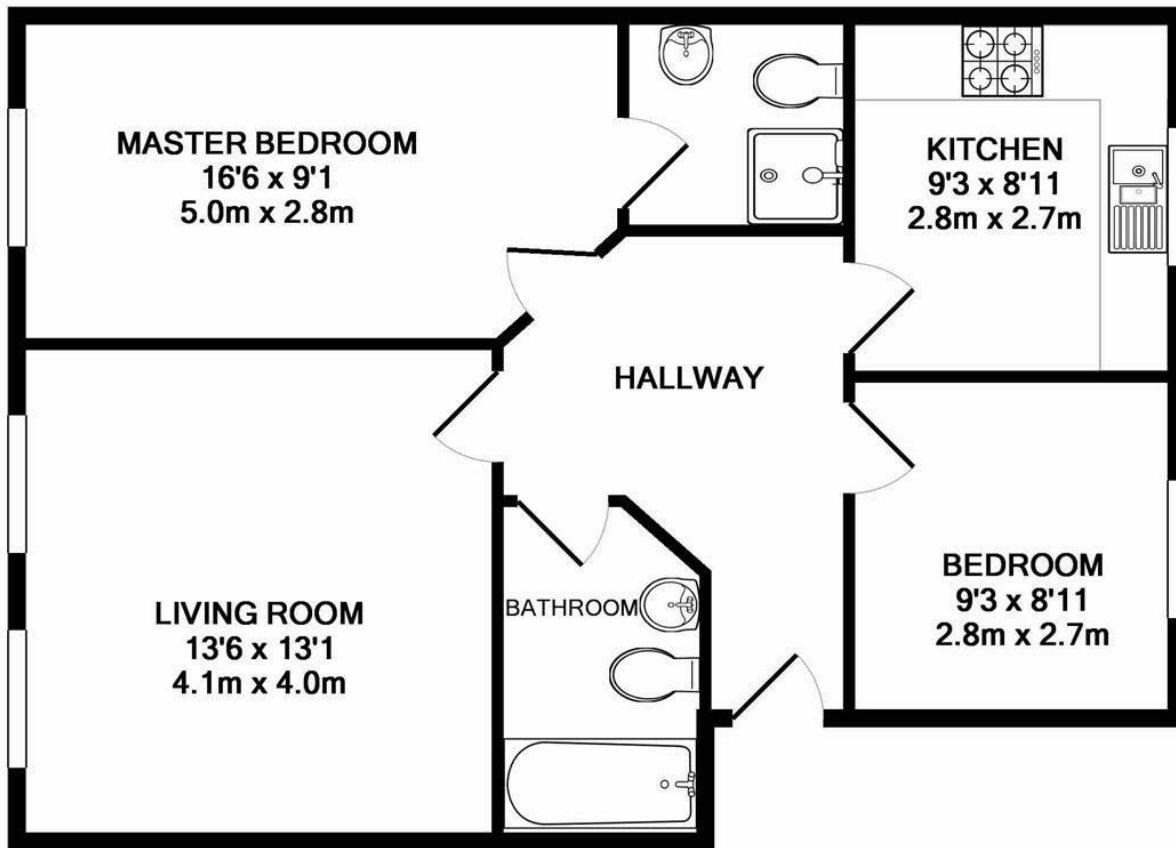
**Lease details:**

Managing Agents: First Port

999 Year lease from January 2000

Service charge: Approx £1311PA

Ground rent: £50 every six months




**TOTAL APPROX. FLOOR AREA 664 SQ.FT. (61.7 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2019



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>72</b>	<b>77</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 