



PETER BALL & CO.
ESTATE AGENTS

FLAT 2, 2 NORTH PLACE, TOWN CENTRE, CHELTENHAM GL50 4DW

£165,000

- Upper Ground Floor Apartment
- Spacious Sitting Room
- Bespoke Wooden Shutters
- Double Bedroom
- Shower Room/WC
- Modern Kitchen
- Gas Central Heating
- NO ONWARD CHAIN

PROPERTY DESCRIPTION

A newly decorated, carpeted raised, Grade II Listed ground floor one double bedroom apartment located in the heart of the town close to all local amenities including the High Street and the Brewery retail and entertainment quarter. The property has a spacious and bright front facing reception room with high ceilings and two sash windows, both with bespoke Boston blinds. The double bedroom has two windows and is located to the rear of the flat. There is a shower room with a sink and toilet. The modern kitchen has lots of storage and comes with an electric oven, hob with extractor over, fridge/freezer

and washing machine. The property is warmed by gas central heating.

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 Cheltenham town centre via St. Margarets Road and at the traffic lights turn left into North Place where number 2 North Place can be found on the left hand side just before you reach the inner one way system.

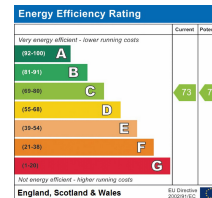
ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band A.

Tenure - Leasehold 999 years from 2012.

Maintenance Charge - £660.00 per annum.

Management Company - Cambray Property Management.



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.



Raised Ground Floor

Approx. 46.1 sq. metres (496.7 sq. feet)



Total area: approx. 46.1 sq. metres (496.7 sq. feet)

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