

Sydenham Road North, Cheltenham, Gloucestershire GL52 6EA



Offers In The Region Of £245,000 Leasehold - Share of



Belvoir! are delighted to offer this immaculately presented two bedroom basement apartment within this fabulous regency building located on a prestigious road within walking distance to Cheltenham's Town Centre.

The apartment has its own separate entrance and comprises; entrance hall with storage cupboard and door leading to the living room, kitchen with a range of base and wall units as well as breakfast seating area, two good size double bedrooms, one with an en-suite shower room, a separate large modern bathroom with separate shower cubicle and bath and underfloor heating, and an additional internal storage area.

Externally the property benefits from, Lovely setting & communal garden, 1st come 1st served off road parking, large external storage cupboard which can be utilized as a utility space as it has electricity and plumbing installed.

Council Tax Band A

Entrance Hall

Entrance hall with storage cupboard and door leading to the living room.

Living room

7'0" x 14'10"

Large living room with feature fireplace and double doors leading to the kitchen.

Bedroom 1

18'3" x 14'10"

Large master bedroom with double windows allowing ample light, feature fireplace and built in wardrobe space.

Bedroom 2

10'0" x 18'2"

Double bedroom with en-suite shower room.

Bathroom

7'0" x 13'5"

Large bathroom with modern white bathroom to suite to include separate shower and bath and underfloor heating.

En-suite

En-suite shower room.

Kitchen

7'0" x 14'10"

Kitchen with a range of base and wall units and breakfast area.

Internal storage cupboard

Large internal storage cupboard from the entrance hall.

Internal storage cupboard 2

Large internal storage area from the hallway space near to the kitchen and bedroom 1.

External storage cupboard

Large walk in storage cupboard to the exterior of the property with electricity and plumbing so that it can be used as a utility space.

Communal Garden

Access to the shared communal gardens as well as the car park which has parking available on a 1st come 1st served basis.

Lease details:

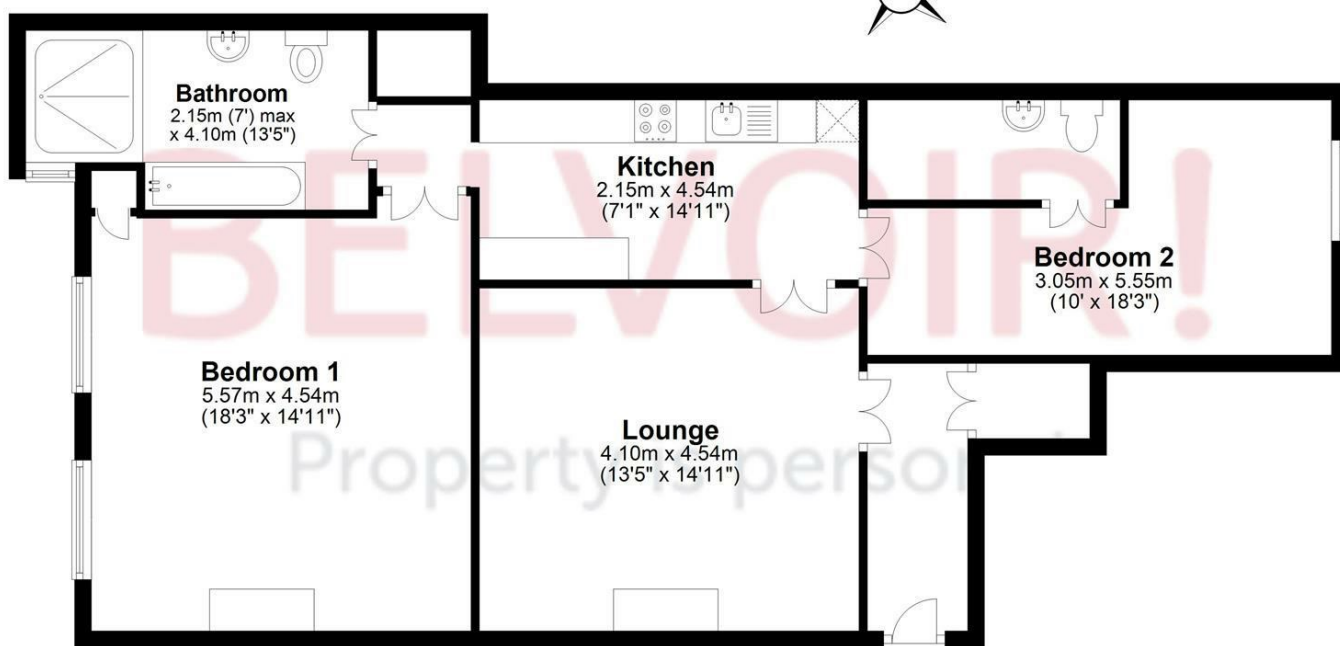
Expiry date of lease: 24/06/2983

Current Maintenance fund - £90pcm

Agent notice

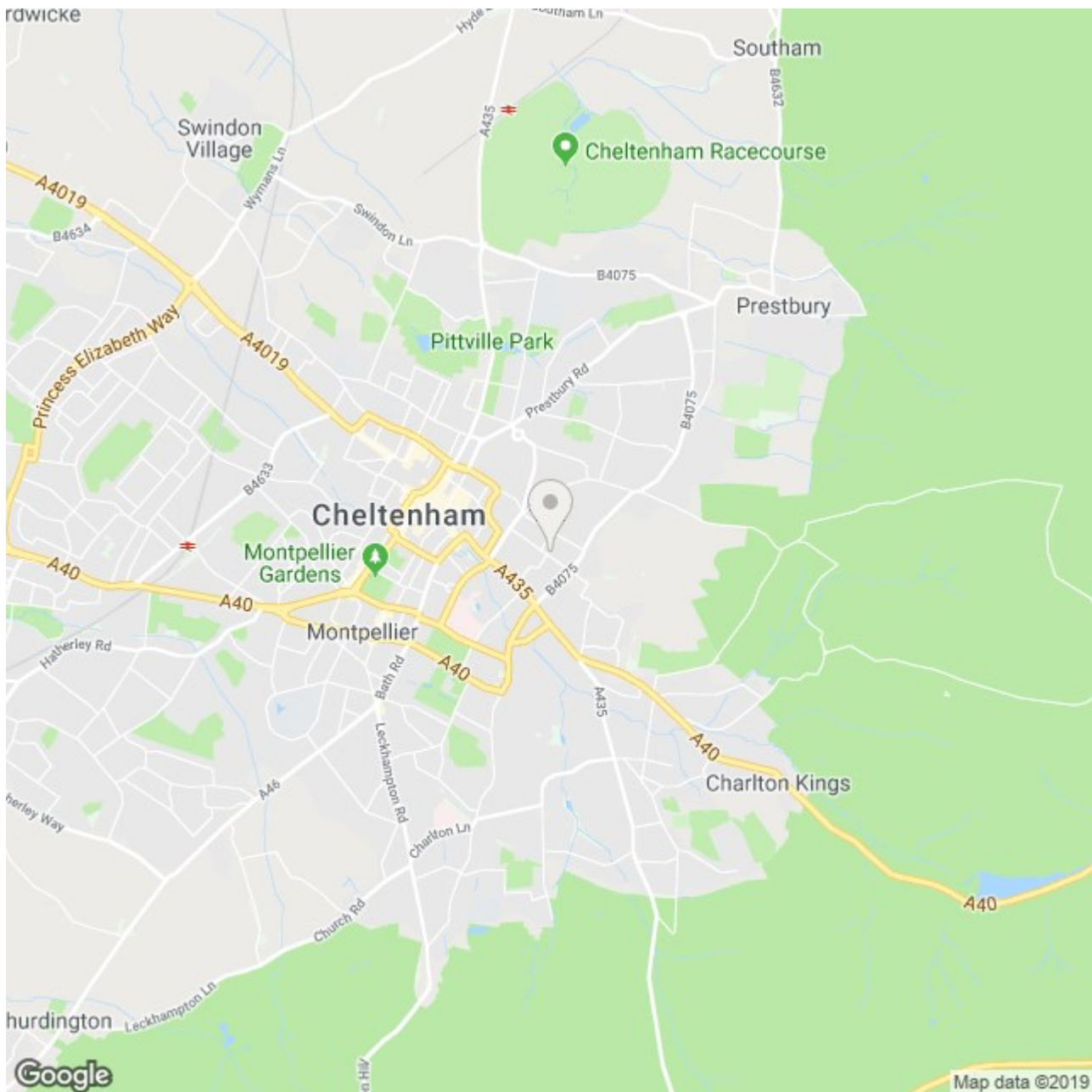
Appliances such as radiators, heaters, boilers, fixtures or utilities which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission has been approved and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

Basement
Approx. 85.2 sq. metres (916.6 sq. feet)




Total area: approx. 85.2 sq. metres (916.6 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	70
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

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