



Albion Street | Cheltenham | GL52 2RW

**** FANTASTIC INVESTMENT OPPORTUNITY - TOWN CENTRE LOCATION **** 70 Albion Street is a grade 2 listed building which is currently split into four spacious one bedroom flats. The property does retain some original features to include original doors, ceiling cornices, high ceilings and sash windows, some of them even have the original shutters. The basement flat has a small courtyard and the ground floor flat benefits from a really good size garden. The flats are all warmed with gas central heating. This property has been in the same ownership for many years and would now benefit from refurbishment. This would make an excellent investment as it could be available with tenants in situ, with a current income of circa £21,000 per annum, or a project if you were looking to turn it back into a spacious family home. This property is situated directly behind John Lewis department store, and we expect interest to be high due to the location and the scope on offer.



Basement Flat

Stairs from the outside down to front door. generous sized entrance hall, spacious lounge with original sash windows, large double bedroom, bathroom with shower over the bath, modern kitchen with door into courtyard garden.

Ground Floor Flat

Extended at the back to provide the kitchen and bathroom. Access from the hallway into a good size rear garden. Spacious lounge to the front with original sash windows.

First Floor Flat

Open plan lounge and kitchen, original internal doors, sash windows with shutters, high ceilings. Good size bedroom, bathroom with part tiled walls.

Second Floor Flat

Spacious modern kitchen with sash window to the front, lounge with sash windows, dated good size bathroom, small storage room with plumbing for washing machine. Double bedroom with storage cupboard, gas boiler.

■ **Four, One Bed Apartments**

■ **Investment Opportunity**

■ **Potential to Improve**

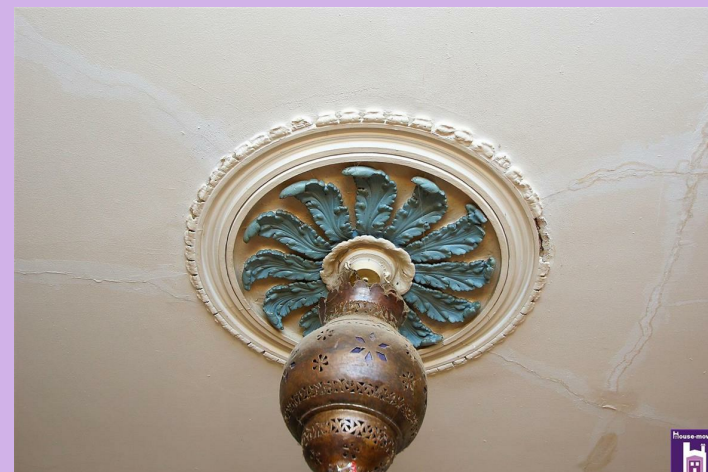
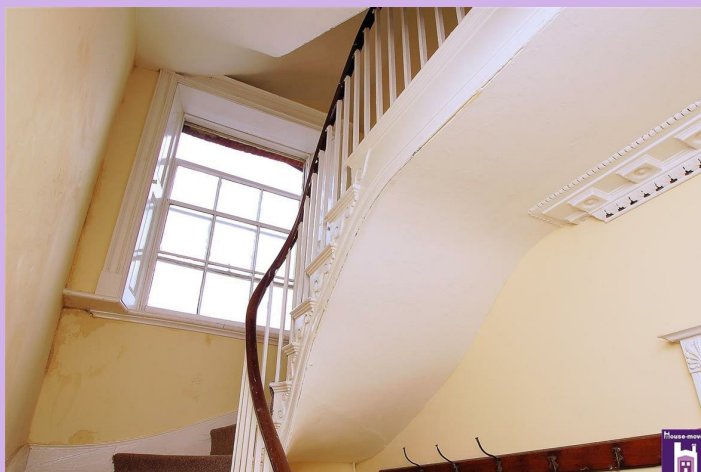
■ **Original Features**

■ **Freehold**

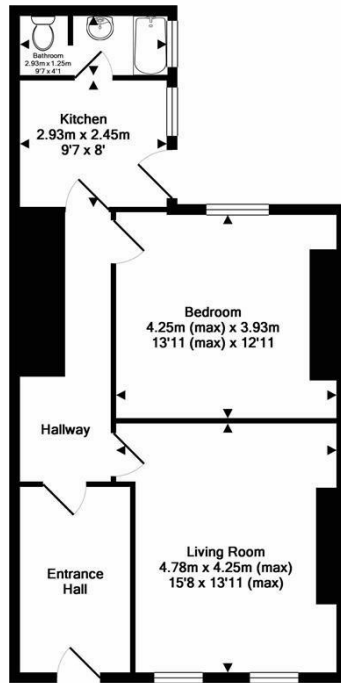
■ **Current Income Circa £21,000 Per Annum**

■ **Grade II Listed**

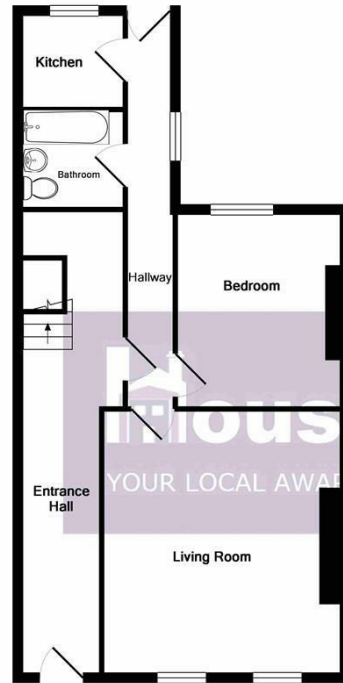
■ **Town Centre**







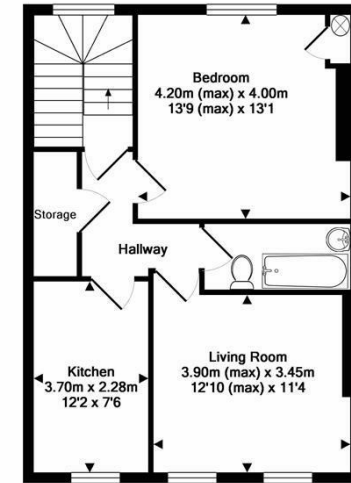
Basement Level
Approx. Floor
Area 58.4 Sq.M.
(629 Sq.Ft.)



Ground Floor
Approx. Floor
Area 62.2 Sq.M.
(669 Sq.Ft.)



1st Floor
Approx. Floor
Area 51.3 Sq.M.
(553 Sq.Ft.)
Total Approx. Floor Area 223.8 Sq.M. (2409 Sq.Ft.)



2nd Floor
Approx. Floor
Area 51.9 Sq.M.
(559 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, stairs and any other built-in features are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as a guide. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan was produced for House-moves Limited.

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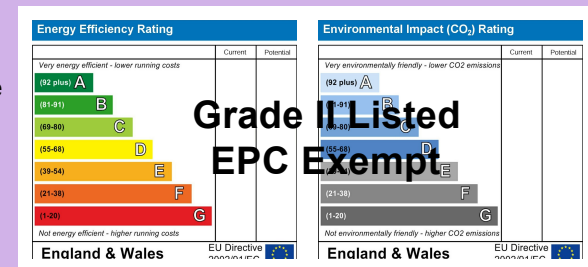
VIEWING BY APPOINTMENT ONLY THROUGH HOUSE-MOVES

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. You may download, store and use the material above for your own personal use. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without House-moves prior written consent. House-moves copyright must remain on all reproductions of material taken from this website including; Photos, measurements, descriptions.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



YOUR LOCAL AWARD WINNING ESTATE AGENT

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