



2 & 2A Portland Place | Cheltenham | GL52 2HX



## **\*\* INVESTORS & DEVELOPERS \*\***

House-moves are delighted to offer for sale the freehold of these 2 Two Bedroom Apartments on a sizeable plot. Both apartments benefit from their own front doors from Portland Place. 2A was built in 1992 replacing and existing garage and workshop. These two apartments could either remain as they are for the investor or there is the potential to convert into two houses (STPP). 2 Portland Place benefits from 7 new windows and door being installed in 2012 and a new boiler in 2015. With Pittville Park on your doorstep and walking distance into the town centre makes this location very popular to all demographics.

### **AWAITING VENDORS APPROVAL**

-  2 x 2 Bedroom Spacious Apartments
-  Pittville Location
-  Potential to Convert (STPP)
-  Walking Distance to The Town Centre
-  Great Investment Opportunity
-  Rental Annual Income £13,140 with Potential to Increase to £17,000
-  Ownership of Freehold



## 2 PORTLAND PLACE - FIRST FLOOR

Entrance via UPVC front door, stairs to 1st floor, radiator, storage cupboard.

### LANDING

Large window, wall mounted gas boiler (installed in 2015). Door into flat.

### LOUNGE/BEDROOM TWO

3.55m (11' 8") x 3.25m (10' 8")

UPVC window, picture rails, radiator, power points, door into corridor.

### CORRIDOR

UPVC window, radiator. doors leading to kitchen, bathroom, and living room, storage cupboard.

### KITCHEN

3.0m (9' 10") x 2.40m (7' 10")

2 x UPVC windows, good range of modern base units, space for fridge/freezer, washing machine and cooker, strip lighting, part tiled walls, laminate flooring.

### LIVING ROOM

4.75m (15' 7") x 4.50m (14' 9")

2 x UPVC windows, 2 x radiators.

### BATHROOM

2.0m (6' 7") x 1.5m (4' 11")

UPVC window, white suite comprising of bath with shower over, low level WC, wash basin, part tiled walls, radiator.

### BEDROOM ONE

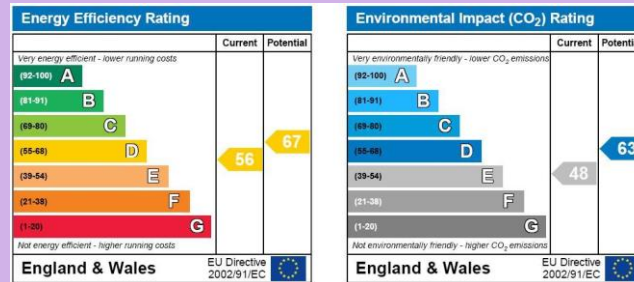
4.50m (14' 9") x 4.34m (14' 3")

Opaque window, vaulted ceiling, 2 radiators.

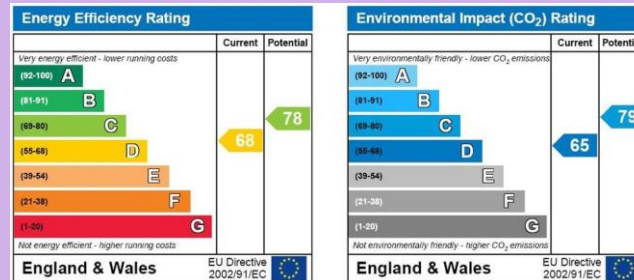
## Energy Performance Certificate

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.

### 2A Portland Place



### 2A Portland Place



## 2A PORTLAND PLACE - GROUND FLOOR

Entrance via UPVC door into entrance hall. Door leading into kitchen, living room, bathroom, wall mounted gas Worcester bosch boiler and storage cupboard.

### KITCHEN / DINING ROOM

3.35m (11' 0") x 3.25m (10' 8")

2 UPVC windows, Good range of wall and base units, space for fridge, cooker, washing machine and dishwasher, stainless steel sink and drainer, laminate flooring, part tiled walls.

### BATHROOM

2.25m (7' 5") x 1.66m (5' 5")

Double glazed window, white suite comprising of bath with shower over, wash basin and low level WC, fully tiled walls and laminate flooring.

### LIVING ROOM

4.50m (14' 9") x 3.25m (10' 8")

2 x UPVC windows, radiator, door into corridor providing access to bedrooms one and two.

### BEDROOM TWO

3.50m (11' 6") x 2.70m (8' 10")

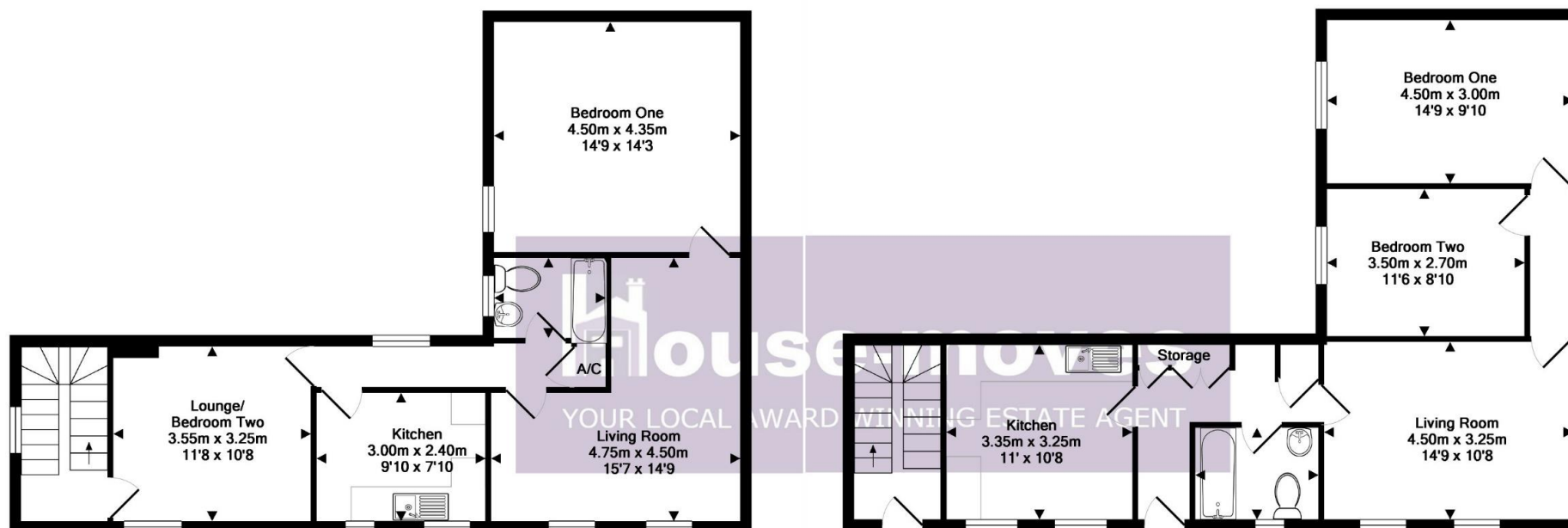
Opaque window, radiator.

### BEDROOM ONE

4.50m (14' 9") x 3.0m (9' 10")

Opaque window, radiator.





## 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.