



PETER BALL & CO.  
ESTATE AGENTS

# PRIORY STREET, CHELTENHAM GL52 6DG

**Guide price £160,000**

- Ground Floor Flat
- Private Parking
- Convenient for Town
- Two bedrooms
- Good Sized Main Lounge
- Bathroom & Separate WC
- Needs Refurbishment
- NO ONWARD CHAIN

## PROPERTY DESCRIPTION

A ground floor apartment with the bonus of parking and garage at the rear. The property is exceptionally convenient for access to Cheltenham Town Centre and located in Priory Street, just off the London Road. The apartment has generous proportions and is brought to the market with NO ONWARD CHAIN and IN NEED OF UPDATING. Briefly comprising an entrance hall, sitting room, kitchen/breakfast room, two double bedrooms, a bathroom and separate WC. The property has double glazing and electric heating.

## SITUATION

Cheltenham is a bustling and prosperous Town which offers a variety of excellent High Street shops,

Specialist boutiques, Theatres, 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

From our town centre offices turn right at the traffic lights into Bath Road and then left into Bath Parade. At the end turn left into College Road and proceed to the London Road traffic light junction. Turn right into London Road and then first left into Priory Street and the property can be found on the left hand side.

## ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band B.  
Tenure - Leasehold with share of Freehold.  
Approximately 115 years remaining on lease (to be confirmed).  
Service Charge - £60.00 per month to include Building Insurance.  
Management Company - Frances Court Management Company Ltd.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England, Scotland & Wales		85 (Current)	76 (Potential)

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.



## Floor Plan

Approx. 61.2 sq. metres (658.7 sq. feet)



**Bedroom 2**  
2.62m x 3.38m  
(8'7" x 11'1")

**Kitchen**  
2.62m x 3.23m  
(8'7" x 10'7")

**Bedroom 1**  
3.96m (13')  
x 3.45m (11'4") max

**Lounge**  
4.09m x 4.27m  
(13'5" x 14')

Total area: approx. 61.2 sq. metres (658.7 sq. feet)

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