



PETER BALL & CO.
ESTATE AGENTS

ST. GEORGES ROAD, CHELTENHAM GL50 3DU

£625 PCM

- Top Floor Apartment
- Security Intercom System
- Sitting Room
- Kitchen With Appliances
- Double Bedroom
- Bathroom
- Close To Town Centre
- Unfurnished

PROPERTY DESCRIPTION

A spacious top floor one double bedroom apartment within a handsome period property, located a short distance from the Promenade, Waitrose and Town Centre. Sorry no pets.

The property can be accessed via the communal entrance hall and staircase and the accommodation comprises inner hall with telephone security intercom system, telephone point and doors to all rooms. The sitting room has a sash window to the front aspect, feature exposed beams to the sloping ceiling and a T.V. aerial point. The kitchen is fitted with a range of matching wall and base level storage units with roll edge work surfaces/breakfast bar over and inset one and a half bowl sink and drainer unit. There is a four ring hob with extractor over and oven

under, glass splash backs and integrated appliances to include washing machine, fridge, freezer and dishwasher. The bedroom is a double and the bathroom comprises panel bath with Mira shower over and tiled surround, contemporary wash hand basin and low flush W.C.

SITUATION

This area of Cheltenham offers a mixture of property types from Victorian red brick properties to new developments of apartments and town houses. There are excellent amenities nearby including Waitrose Food and Home and a large Tesco's supermarket. Both the Town centre and Railway station are approximately 10-15 minutes walk away and there are excellent road links to the A40, M5 and GCHQ. Bus stops and a GP surgery located just outside the development, with the train station only 0.4 miles away.

DIRECTIONS

Leave Cheltenham town centre via Bath Road, continuing into Oriel Road and past the Town Hall. Proceed through the Promenade traffic lights into St Georges Road. Continue through the traffic light junction at the Ladies College and the property can be found on the right hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council Tax Band A

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| This energy efficient - lower running costs | | | |
| 95-100 | A | | |
| 81-95 | B | | |
| 69-81 | C | | |
| 55-69 | D | | |
| 45-55 | E | 45 | 61 |
| 35-45 | F | | |
| 21-35 | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

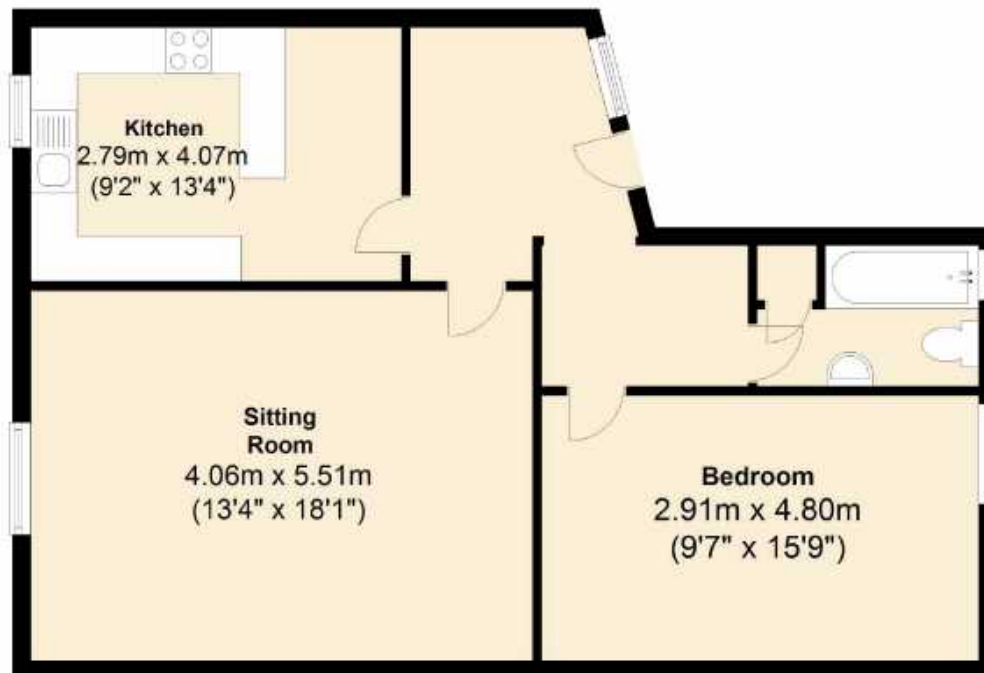
Viewing by appointment with your local office of

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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.





Total area: approx. 62.7 sq. metres (675.4 sq. feet)

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