



18 Irving House, Pittville Circus Road, Cheltenham, GL52 2PZ
£104,000 Leasehold

- Studio Apartment
- Light and Airy

Communal Entrance

Security entry phone system , Recently decorated communal entrance hall with stairs rising to first floor landing. Entrance door to; flat entrance hall with cupboard housing insulated hot water tank with slatted shelving over, door to Bed/Sitting room and Bathroom.

Bed/Sitting Room

4.65m x 3.83m (15'3" x 12'7")

Sash window to front and to side, TV point , night storage heater, security entry phone, door to Kitchen

Kitchen

2m x 1.97 (6'7" x 6'6")

Modern range of eye and base level storage units with roll top work surfaces and tiled splash backs, single drainer stainless steel sink unit with cupboard under, plumbing for automatic washing machine, gas cooker point, space for fridge freezer , sash window to side, extractor fan.

Bathroom

2.09m x 1.68m (6'10" x 5'6")

Modern white suite comprising panelled bath with Mira shower over and shower screen, extensive tiling to walls, pedestal wash hand basin with tiled splash back, extractor fan, small loft access.

Leasehold information

Lease is 125 years from 2006

Management company is Metro PM

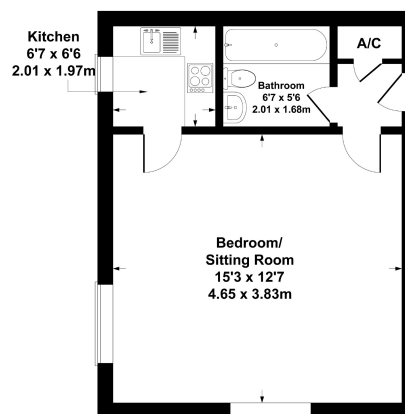
- Pleasant outlook
- Close to Pittville Park

Monthly charge is £94.26

Ground rent £50 PA

HMT has not tested any apparatus, equipment, fittings, 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.

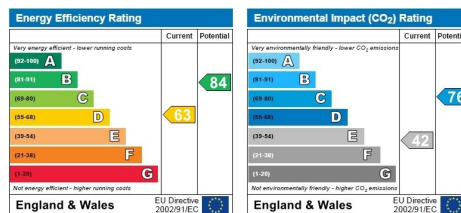
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020



- Communal Parking
- Bed/Sitting Room



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