

21 SIR CHARLES IRVING CLOSE
THE PARK, CHELTENHAM, GLOUCESTERSHIRE, GL50 2DS

 Charles Lear



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A well-proportioned two bedroom apartment located on the first floor within this sought after development located in The Park and within a stone's throw of St. James' Primary School. The apartment further benefits from two bath/shower rooms, allocated parking and a communal garden.

- Communal entrance hall with stairs to the first floor
- Kitchen with a range of wall and base level units, integrated oven and hob together with space for a fridge and washing machine
- Beautifully proportioned 19'11 sitting room with dual aspect
- Principal bedroom with an en-suite shower room
- Guest bedroom and bathroom
- Allocated off road parking
- Communal gardens
- No onward chain

DESCRIPTION

Part of a small select development in The Park, this modern two bedroom apartment was constructed in 2006 and is located on the first floor in a building with just three other properties. The apartment is modern throughout and is offered in good decorative condition enjoying attractive outlooks from the sitting room and bedrooms. The kitchen has an integrated oven and hob whilst also benefitting from space and plumbing for a fridge and washing machine. Enjoying a great deal of peace and tranquility, the property has allocated off road parking, use of a south westerly facing and there is no onward chain. 21 Sir Charles Irving Close would make an ideal second home or buy to let investment.





SITUATION

Located very close to St James' Primary School, just off The Park, one of the most highly regarded and desirable districts in Cheltenham, well known for its magnificent Regency architecture together with individually designed and bespoke homes. The property is within a short walk to an excellent array of facilities located in the vibrant Bath Road, The Suffolk's and perhaps most notably, Montpellier.

GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected.

Lease Information:

Tenure – Leasehold.

Original length of Lease: 125 years.

Maintenance Charge – Approx. £140 pcm.

Managing Agent – First Port.

Local Authority Information:

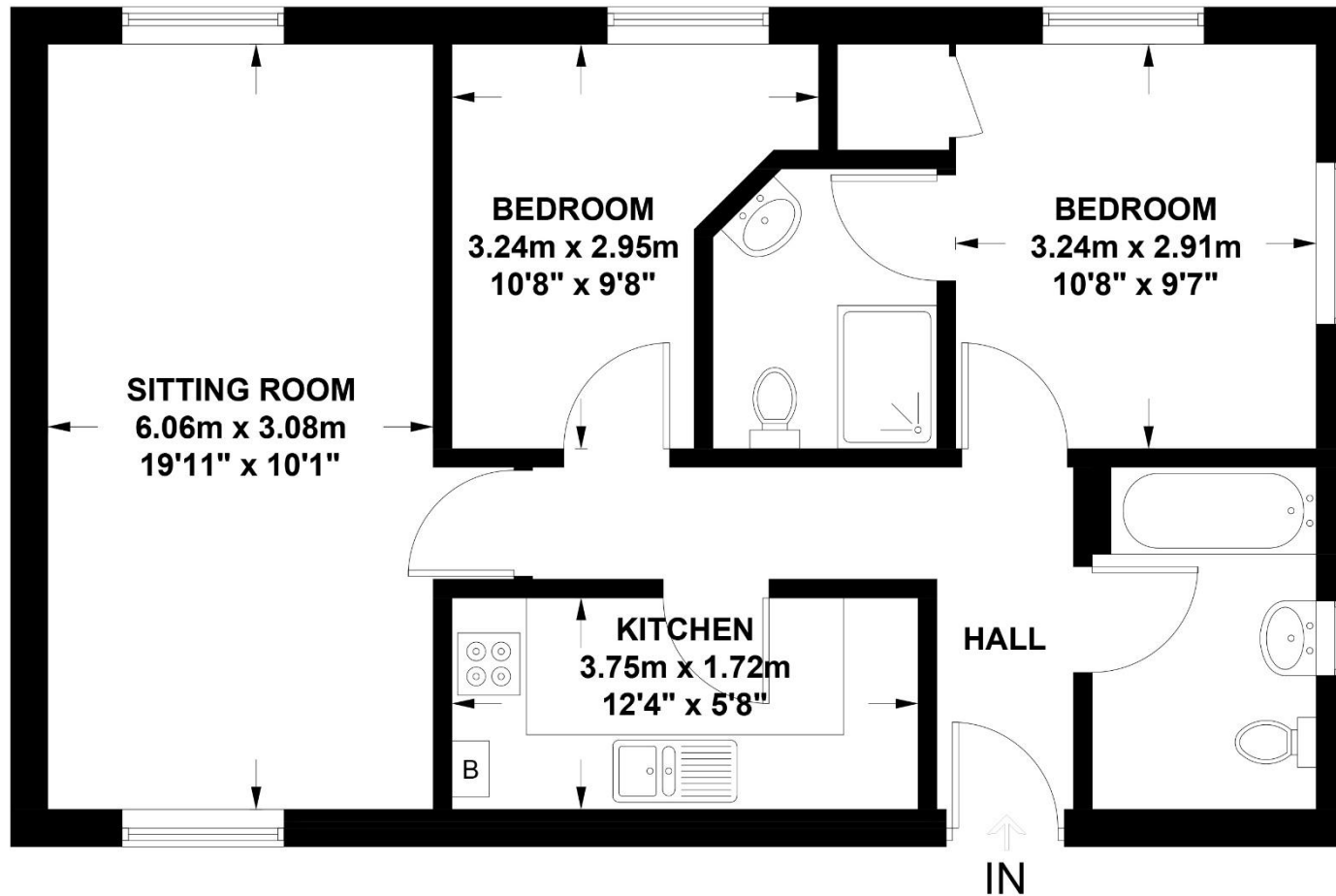
Cheltenham Borough Council: 01242 262626.

Council Tax Band: (B) - £1,412.95 pa. (2020/2021).

Viewings are strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Gross Internal Area = 62.9 sq m / 677 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
 please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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