



9 Rowe Court, St Georges Road, Cheltenham GL50 3EF

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A substantial modern second floor flat (with lift access) requiring modernisation and refurbishment. Comprising, wide entrance hall, sitting room with balcony, dining room, kitchen/breakfast room, two bedrooms and bathroom. Garage in block.





A substantial second floor flat requiring modernisation and renovation.

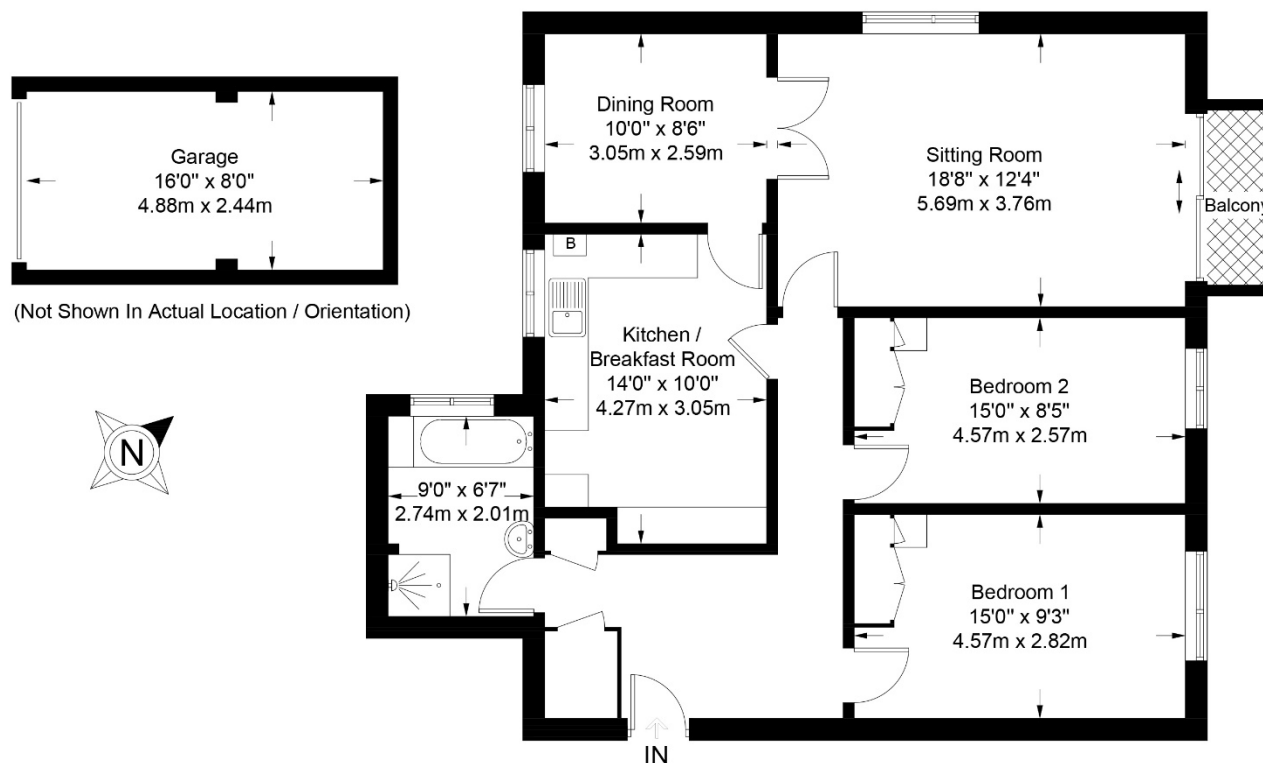
The property can be found on the second floor of this modern block (constructed in the early 1980s) and is accessed via either a lift or well-presented communal staircase and landings.

The front door opens into a wide entrance hall with two storage cupboards. The sitting room is double aspect and has an enclosed balcony overlooking St Georges Road. Glazed double doors lead through to a dining room or study which has a door to the kitchen. The kitchen which is a reasonable size is located to the rear and is in need of replacement. The Vaillant gas fired combination boiler can be found here. A further door leads to the entrance hall. Both of the bedrooms are located to the front of the flat and are of a good size. The bathroom, again in need of replacement is large enough to accommodate a shower cubicle if required.



Outside to the rear of the building and accessed from Overton Park Road is a garage (c.16x8) located in a block.

The property requires modernisation and updating but does feature gas fired central heating to radiators and uPCV framed double glazed windows.



Lease Details

Tenures: Leasehold with a share of the freehold.
 Lease: 999 years commencing 1981 - 955 remaining.
 Service Charge: £1,320 rising to £1,440 in January 2026.
 Ground Rent: Not collected.
 Managing Agents: Cambray Property Management.

General

Tenure: Leasehold with a share in the freehold
 Services: All mains services are believed to be connected.
 Local Authority: Cheltenham borough Council.
 Council Tax: Band C
 EPC: C (75-78)
 Parking: Garage to the rear of the building.
 Title Number: GR470351

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Approximate Gross Internal Area 959 sq ft / 89.1 sq m (excluding garage)

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.



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