



FLAT 1, SUFFOLK HOUSE WEST SUFFOLK SQUARE, CHELTENHAM, GL50 2HR



**A GROUND FLOOR APARTMENT WHICH IS SPACIOUS OFFERING GENEROUS SIZED ROOMS THROUGHOUT AND A MERE STONES THROW FROM THE DELIGHTS OF MONTPELLIER AND THE SUFFOLKS.**



**THE PROPERTY**

A delightful ground floor flat forming part of this commanding property built in a modernist style in the 1930s. The property has been modernised, renovation and exceptionally well designed and provides well balanced and versatile accommodation all on one level. On entering the development recently decorated and carpeted communal hallway provides access to the apartment which is position on a slightly lower lever. The original 1930's 'in and out' board gives a nod to its former splendour.

The apartment has a spacious layout with the hallway offering three storage cupboards and a quiet sitting area for reflection. The kitchen has been upgraded with a host of floor and wall mounted cabinets with integrated appliances include dishwasher, washing machine, oven and gas hob with extractor fan over. There is also direct access to the rear of the building, offering a more direct route to Montpellier.

The main bedroom has a double aspect and concealed dressing room area. The second bedroom also has a built in wardrobe. The shower room is fitted with a white suite and tiled flooring with large walk in shower cubicle along with a vanity wash hand basin and w.c.

The open plan main reception room has a generous sitting area and separate dining room.

**PARKING**

Car parking can be found to the front of the building on a first come first served basis.

**OUTSIDE**

The neat and well maintained grounds are for the use of all residents. In early spring one of the finest magnolias in the town comes into bloom.

**RENTAL OPTIONS**

The apartment may be let on a fixed term basis but excludes the use for short term service lets.

**BLOCK MANAGEMENT**

Leasehold with a share of freehold

Lease: 999 years from June 24th 1986

Service Charge: £1409.69 PA

Annual Reserve Fund Contribution: £1328.92 PA

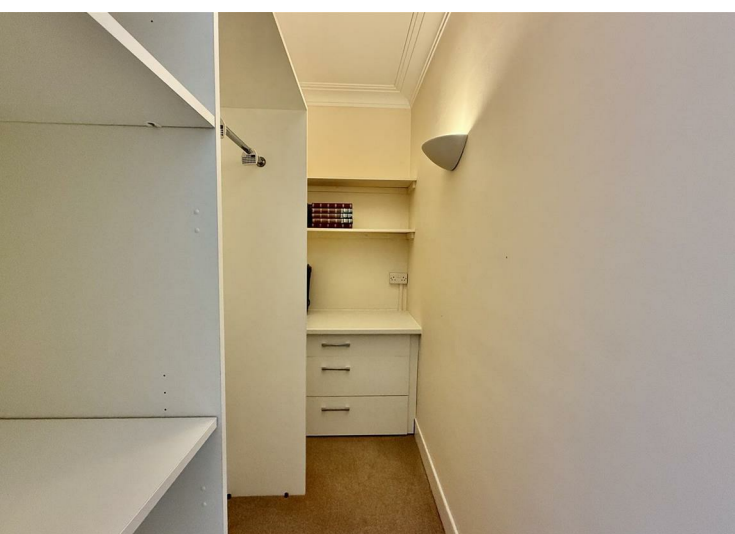
Ground Rent: £200 PA

Managing Agents: Metro PM

Pets are not permitted at Suffolk House.

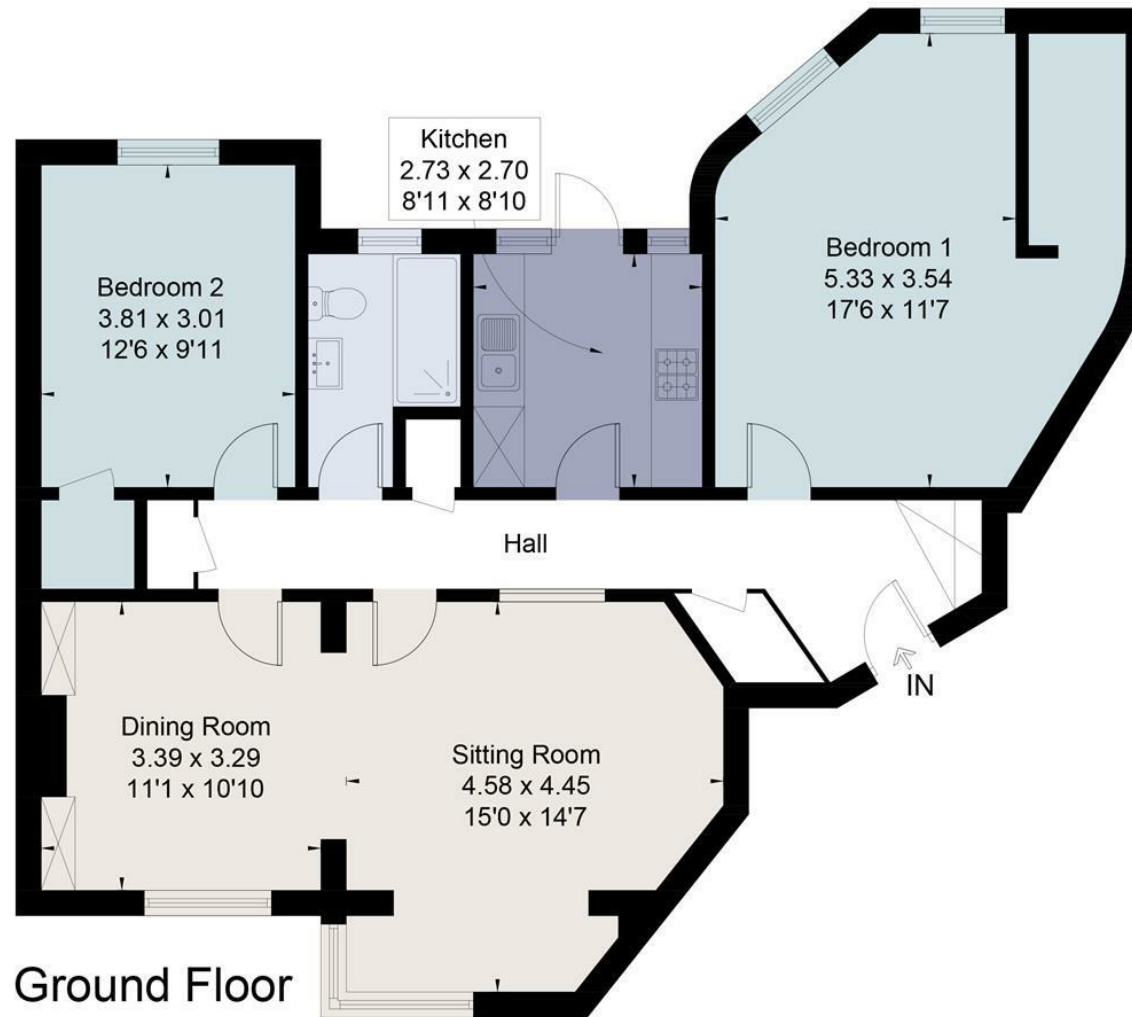








Approximate Floor Area = 95.6 sq m / 1029 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #83823

**Tenure:** Leasehold

**EPC:** C

**Council Tax:** C

**Area:** 1029.00 sq ft

**Property Ref:** 18850272

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