

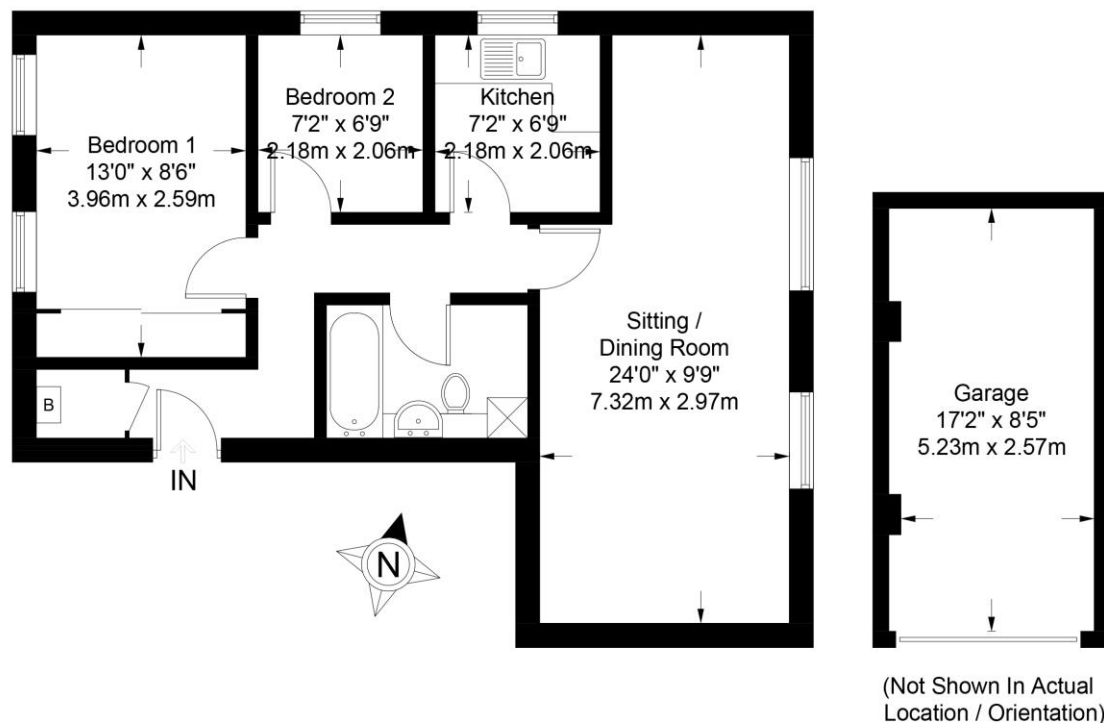
# Flat 3 15 Libertus Road

Cheltenham Gloucestershire GL51 7EJ

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Clean well-presented communal areas lead up to the property. The front door opens into an entrance hall which has a cupboard housing the gas boiler which serves the central heating and hot water. To the rear of the flat is a good sized sitting/dining room which is bright and light and has two windows providing a pleasant outlook. Both the kitchen and the bathroom are well fitted with modern units. The main bedroom, to the front of the property, has fitted wardrobes.

There is an allocated car parking space to the front of the property and a garage (with power & light) to the rear of the building.

The property is being sold chain free and features double glazed windows and gas fired central heating to radiators.

### General

**Services:** All main services are believed to be connected

**Local Authority:** Cheltenham Borough Council

**Council Tax:** Band B - £1412.95

**EPC:** C

### Lease Details

**Tenure:** Leasehold with a share of the freehold.

**Lease:** 999 year lease.

**Service Charge:** £35 per month.

**Ground Rent:** Not collected.

**Managing Agents:** The building is self-run.

**Flat 3 15 Libertus Road, Cheltenham Gloucestershire GL51 7EJ**  
Approximate Gross Internal Area 581 sq ft / 54 sq m

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.

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