



22 WESTERN COURT, WESTERN ROAD, CHELTENHAM, GLOUCESTERSHIRE, GL50 3RH

AN ESTABLISHED RAISED GROUND FLOOR FLAT, CONVENIENTLY LOCATED AND SET IN WELL-MAINTAINED GROUNDS. WIDE HALL, SITTING/DINING ROOM WITH BALCONY, KITCHEN, 3 BEDROOMS, BATHROOM AND USEFUL STORE ROOM. SECURE UNDERCROFT CAR PARKING. COMMUNAL LAUNDRY ROOM. ELECTRIC HEATING.

Offering spacious accommodation this raised ground floor flat is well presented throughout and is located in a popular residential district close to facilities.

Clean and tidy communal areas lead to the flat. The front door leads into a wide entrance hall off which is a useful storeroom. The sitting/dining room has access to a wide balcony and is semi-open to the kitchen. Two of the three bedrooms have fitted wardrobes and there is a well-appointed bathroom.

A lift provides access to a secure undercroft parking bay and communal laundry room.

ACCOMMODATION: Wide entrance hall, storeroom, sitting/dining room, kitchen 3 bedrooms and bathroom. Secure allocated car parking.

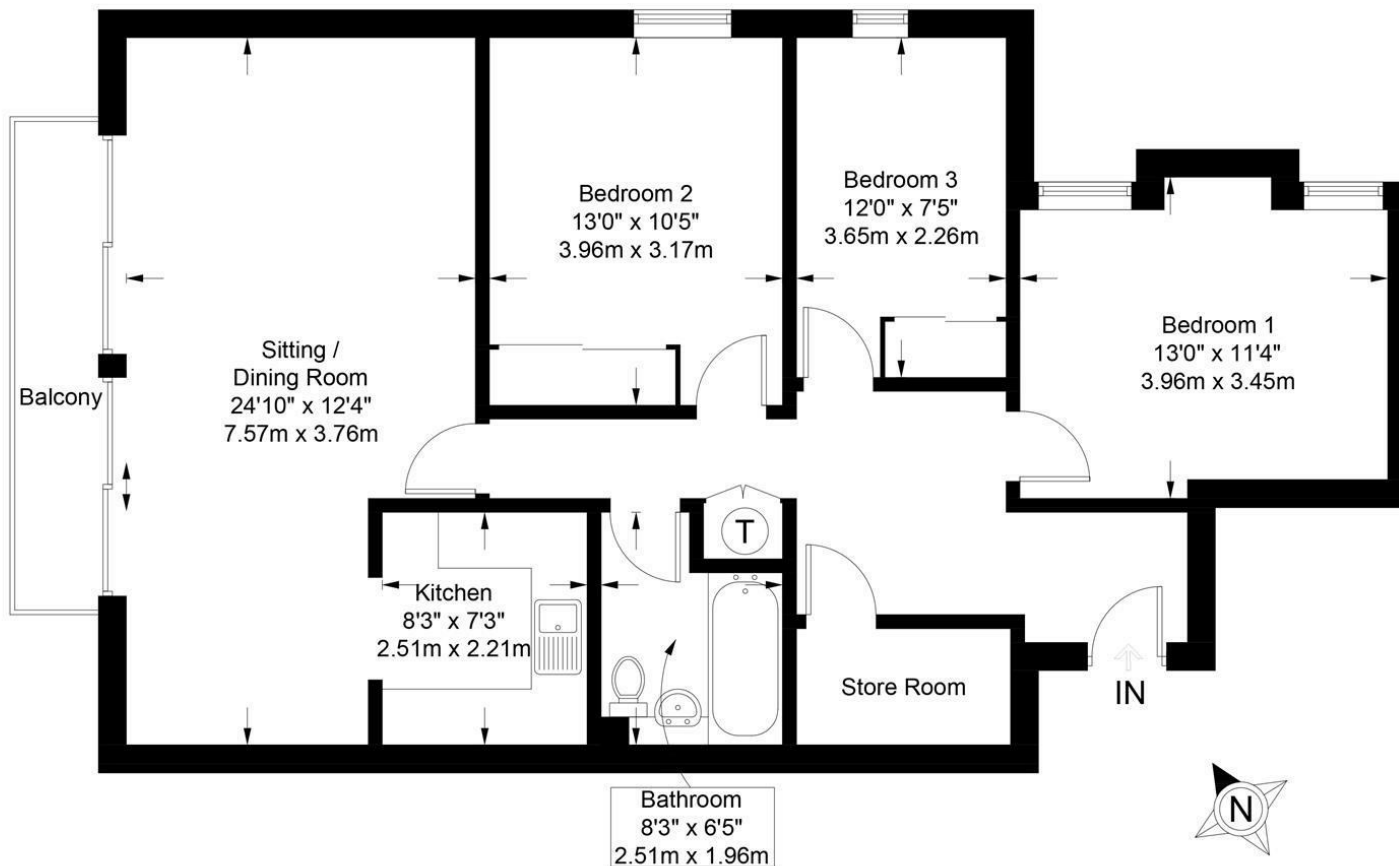
ADDITIONAL:
Electric central heating.
Unfurnished.
Secure allocated car parking.
Communal laundry room.
NO SHARERS.

INCLUDED:
Oven, hob, microwave, refrigerator & freezer

VIEWING AND SHOWING TIMES:
Read Maurice show our rental property during weekdays only. No application may be made without a physical viewing of the property. For certain properties block viewings will be offered and you are advised to attend at the earliest opportunity if this property is of interest to you.







Approximate Gross Internal Area = 951 sq ft / 88.4 sq m



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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. PRN: 16590308 - Date of printing 15th July 2025

EPC: Band E

Rating: 54

Council Tax: D

Area: 951.00 sq ft

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