

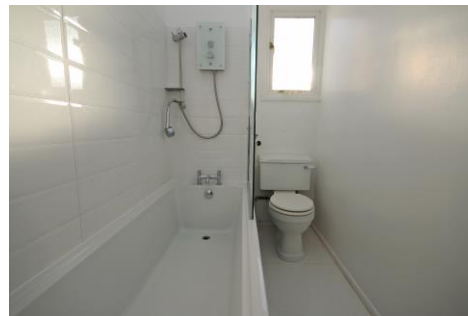
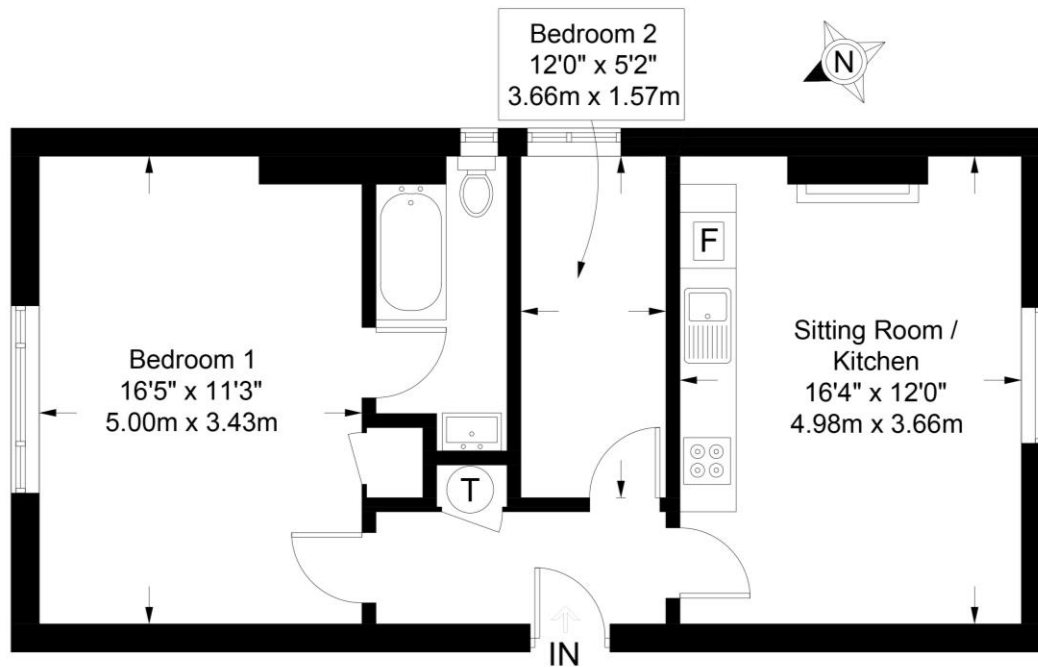
# Flat 2 91 St Georges Road

Cheltenham, Gloucestershire GL50 3ED

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A stylish raised ground floor flat which has been reconfigured to provide spacious and light contemporary accommodation with parking to front and a pleasant outlook to the rear.



**Flat 2 91 St Georges Road, Cheltenham, Gloucestershire GL50 3ED**  
 Approximate Gross Internal Area 566 sq ft / 52.6 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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Steps from outside lead up to the building's front door which opens into a wide communal hall. The flat's front door opens into an entrance hall off which are the principal rooms. To the front is an open plan living space with a large picture window and working shutters, fire place with surround and 12' tall ceiling with ornate cornice and picture rail. The property's kitchen facilities are fitted to one wall and offer base and wall units, hob, dishwasher and refrigerator.

The property's main bedroom is of a good size with a large picture window, again with working shutters, which provides pleasant views to the rear. A door from the bedroom leads to the bathroom which is fitted with a modern white suite comprising basin, W.C. and bath with a shower over. The property's second bedroom is a single room and offers versatility to the accommodation.

Outside there is off street car parking, access to a communal rear terrace and communal storage in the entrance hall and off the rear terrace. Heating is via electric heaters.

### Lease Details

**Tenure:** Leasehold

**Lease:** 999 years commencing 1st December 1980.

**Service Charge:** £1000 per annum.

**Ground Rent:** £25 per annum.

**Managing Agent:** Chambray Property Management.

### General

**Services:** Mains water, drainage and electricity are believed to be connected

**Local Authority:** Cheltenham Borough Council

**Council Tax:** Band B - £1237.35

**EPC:** F

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