



4 ORIEL VILLAS 2 ORIEL ROAD, CHELTENHAM, GL50 1XN

AN EXCEPTIONALLY WELL PRESENTED ONE BEDROOM DUPLEX APARTMENT CONVENIENTLY LOCATED WITHIN MOMENTS OF IMPERIAL GARDENS, THE TOWN CENTRE AND THE PROMENADE AND OFFERED IN FAULTLESS CONDITION WITH NO ONWARD CHAIN.

THE APARTMENT

Oriel Villas is a fine example of a period conversion by Boo Homes in 2012. Set back from the main road with a secure gated entrance the apartment is positioned on the first floor within this imposing building.

On entering the apartment the bright and spacious open living area still retains period features and has two sash windows to the front. There is a defined dining area, sitting area and fully fitted kitchen which has a host of base and wall units and integrated appliance including gas hob, electric oven and integrated dishwasher. The base units has a quartz worktop.

The rear hall rises up one level to the bathroom which is tiled and has a full bath with shower over, wash basin and lavatory. On the landing are two fitted storage areas with the larger of the two having plumbing for a washing machine.

The stairs lead to the lower level where the bedroom will be found.

LEASEHOLD DETAILS

Tenure: Leasehold

Lease: 999 years from 1st Jan 2012

Service Charge: £88.32 per month = 7.57% of costs

Ground Rent: £250 per annum until 2031

Managing Agents: Cambray Property Management

Pets: Maybe be considered if required

No short term lets are permitted

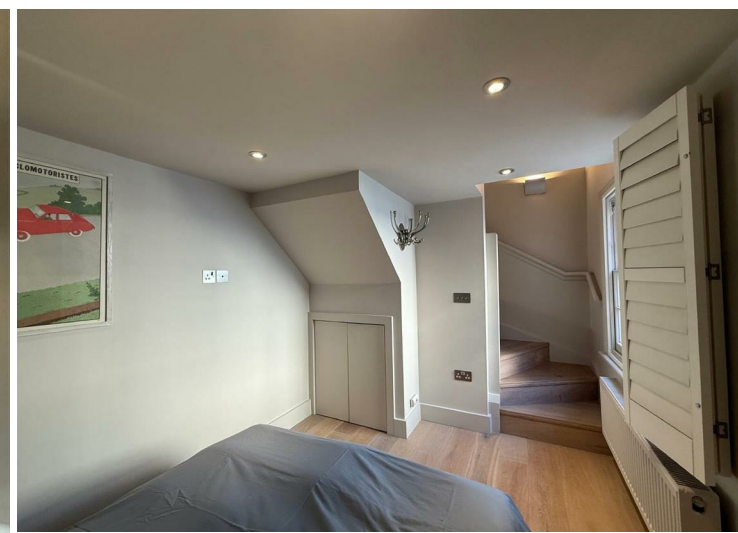
AGENTS NOTE

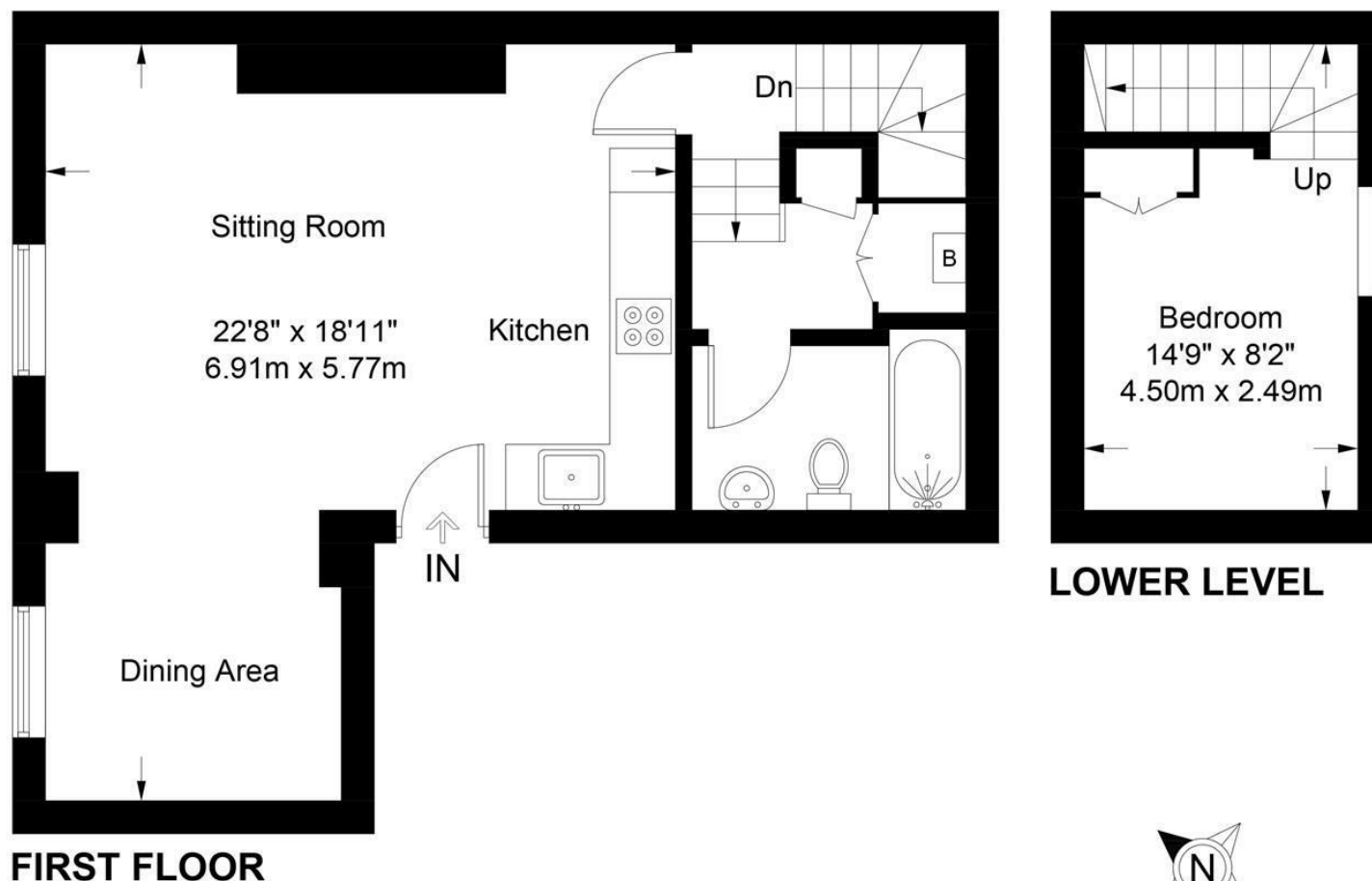
The property has gas central heating and will be sold with no onward chain. The property can be purchased furnished as seen by separate negotiation if required.

OUTSIDE AND PARKING

Apartment 4 has one allocated parking space at the front of the property. There is a bin store with recycling.







Approximate Gross Internal Area = 577 sq ft / 53.6 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.
Please check all details before making any decisions reliant upon them.
Copyright Read Maurice. (ID1209025)

Tenure: Leasehold
EPC: D
Council Tax: C
Area: 577.00 sq ft
Property Ref: 19414833

48 Andover Road, Cheltenham, GL50 2TL
Tel: 01242 241122
Email: post@readmaurice.co.uk

4 ORIEL VILLAS 2 ORIEL ROAD, CHELTENHAM, GL50 1XN

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: 18128602 - Date of printing 22nd September 2025
Read Maurice Residential Limited is registered in England No. 04302959