



## Flat 2, The Academy, Dunalley Street, Cheltenham, Glos. GL50 4AP.

Guide Price: £225,000

A well presented two bedroom apartment close to the town centre.

The property comprises of hallway, open-plan lounge & kitchen, two double bedrooms, one en-suite and a bathroom.

There is a communal garden & secure-gated parking space.

It is gas centrally heated & is available with no onward chain.



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**Directions:** From Royal Well Road/Royal Crescent/Clarence Parade, head north, continue onto North Place crossing over St Margaret's Road. At the end of the road turn left onto Clarence Square. At the junction, go straight over onto St Paul's Road. Turn left on to Dunalley Street and The Academy is on the right hand side.

**Main Entrance:** Via communal door to:-

**Flat Entrance:** Via wooden door to:-



**Hallway:**  
**4.20m wide x**  
**1.43m deep**  
Doors to  
bedrooms &  
cloakroom,  
lounge, built-in  
double  
wardrobe.  
Video entry  
phone system.  
Double doors  
to open-plan  
kitchen &  
lounge.



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**Lounge: 5.15m x 7.16m**

Three radiators. Windows to side and rear aspects. TV aerial point.

**Kitchen: 4.53m x 2.35m**  
Window to rear aspect. Range of wall & base units. 1 1/2 bowl sink & drainer unit. Built-in washing machine. Built-in dishwasher. Built-in electric oven & separate grill. Built-in fridge freezer. Tiled splashbacks. Built-in Neff stainless steel gas hob & extractor chimney over.



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**Bedroom One: 3.32m x 5.35m**

Window to rear. Radiator. Dressing area with built-in triple wardrobes. Door to:-

**En-Suite: 2.15m x 1.86m**

Radiator. Close-coupled WC. Pedestal wash-hand basin. Double shower cubicle. Extractor fan.



**Bedroom Two: 2.85m x 5.68m**

Two built-in double wardrobes. Radiator. Window to rear.

**Bathroom: 2.50m x 2.26m**

Panelled bath with tiled surround & mixer shower taps over. Pedestal wash-hand basin. Close-coupled WC. Radiator.

**Outside:**

Communal gardens. Secure gated car park with allocated space for Flat 2.

**Tenure:** Leasehold. Annual Maintenance Charge Is £1707.00. Annual Ground Rent Is £134.82. Length Of Lease Is 999 Years From 2002.

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**Viewing:**

By prior appointment through Young & Gilling Ltd, 3 Crescent Terrace, Cheltenham, GL50 3PE.

**Tel:** 01242 521129

**Email:** [property@youngandgilling.com](mailto:property@youngandgilling.com)

**Internet** [www.youngandgilling.com](http://www.youngandgilling.com)

**Agents Note**

For the avoidance of doubt, we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. We have not carried out a detailed survey, not tested the services, appliances and specific fittings whether or not referred to in these particulars. Room sizes, which have been given in both metric and imperial measure, should not be relied on for the purposes of architectural alteration or the ordering of furniture, fitments, carpets, furnishings or any other measurable item. None of the statements contained in these particulars are to be relied upon as statements of representation of fact.

**Anti – Money Laundering Legislation**

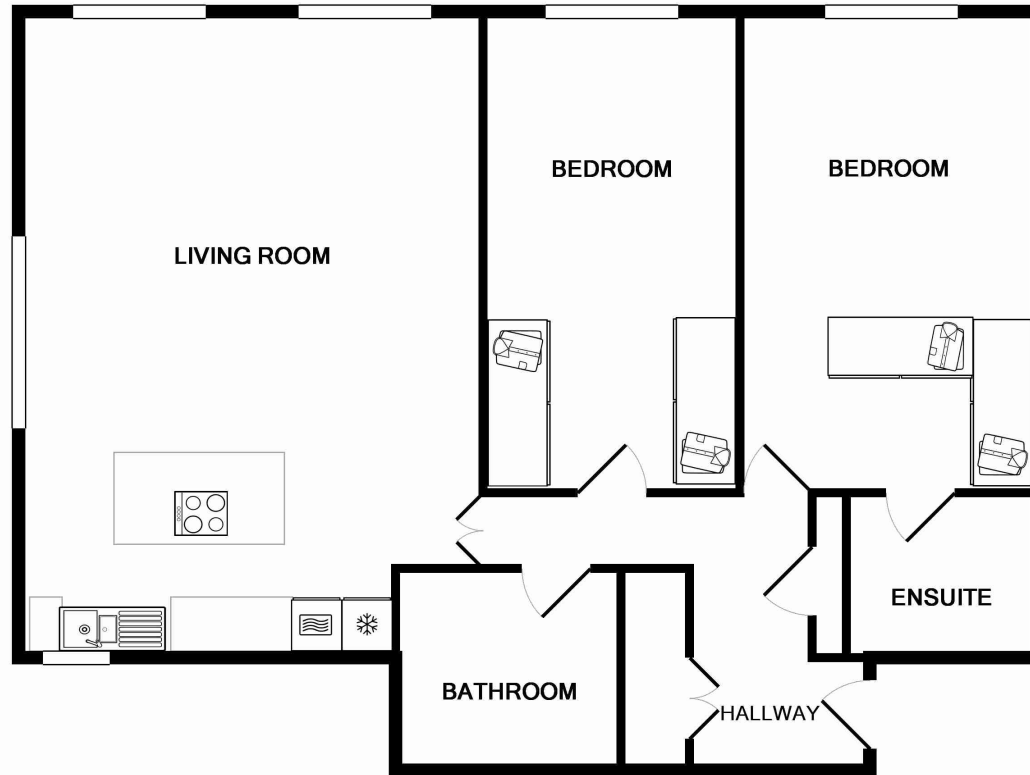
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Therefore the prospective purchasers & Vendors of any property will be required to complete an Identity Verification Certificate upon an offer being accepted by a vendor. Prospective purchasers & Vendors will also be required to supply formal verification of identity by showing one of the following; Passport, Photo I.D Driving Licence or other appropriate means of identification.

Details of funding will also be required especially on prospective purchases, which involve cash exceeding ten thousand pounds sterling.

Young & Gilling Ltd are obliged by law to include the above in legislation now in force and ask prospective purchasers & Vendors to consider our position and not take offence to the actions we are obliged to carry out by law. Verification of our duties can be verified by the National Criminal Intelligence Service or your solicitor.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Ground Floor Suite · 3 Crescent Terrace · Cheltenham · GL50 3PE

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