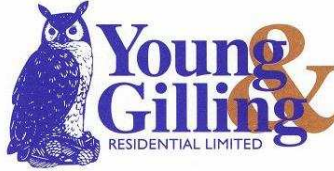


Estate Agents,
Lettings
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Land & Agricultural
Acquisitions
Commercial Agents

Christchurch Court, Christchurch Road, Cheltenham, Glos. GL50 2PZ.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.
Preliminary Details



Description: A 2nd Floor Two Bedroom Apartment In Need Of Some Upgrading Situated Close To The Railway Station And A Short Walk In To The Town. The Accommodation Comprises Of:- Entrance Hall, Living Room, Fitted Kitchen, Two Bedrooms, Bathroom And An Additional W.C. The Property Benefits From Having Lift Access, Being Double-Glazed, Gas Centrally Heated And A **Garage**. Available With No Onward Chain.

Guide Price £149,950

Main Entrance: Via Double-glazed main entrance doors with security entry system to:-

Communal Hallway: Stairs and Lift Access to all floors and apartments.

Entrance: Via solid wooden entrance door to:-

Hallway: Doors to all rooms. Radiator. Intercom Entry System. Thermostat.

Kitchen: 3.56m x 2.45m Double-glazed sash window to side aspect. Range of wall and base units with roll edge work top over. Built-in four ring gas hob with extractor hood over. Built-in electric oven and grill. One and a half bowl sink and drainer unit with mixer tap over. Built-in automatic washing machine. Built-in tumble dryer. Built-in fridge/freezer. Tiled splash-backs. Cupboard housing wall mounted boiler. Breakfast bar.

Living Room: 4.90m x 3.60m Double-glazed sliding window to side aspect. Double-glazed sash window to rear aspect. Telephone point. Television aerial point. Two Double radiators. Three wall lights.

Bedroom One: 3.64m x 3.50m Double-glazed window to side aspect. Range of full length built-in wardrobes and cupboards along one wall. Double-radiator.

Bedroom Two: 3.36m x 2.47m Double-glazed sash window to side aspect. Double radiator.

Bathroom: Opaque double-glazed sash window to side aspect. Suite comprising:- panelled bath with shower over, pedestal wash hand basin and close-coupled w.c. Radiator. Tiled walls. Airing cupboard housing lagged hot water tank and shelving. Wall mounted extractor fan. Telephone.

Additional w.c. 2.00m x 0.90m Close-coupled w.c. Wash hand basin. Radiator. Wall mounted extractor fan.

Outside: Well tended communal gardens and allocated parking and garages for residents.

Garage: Single en-bloc garage with up and over main door.

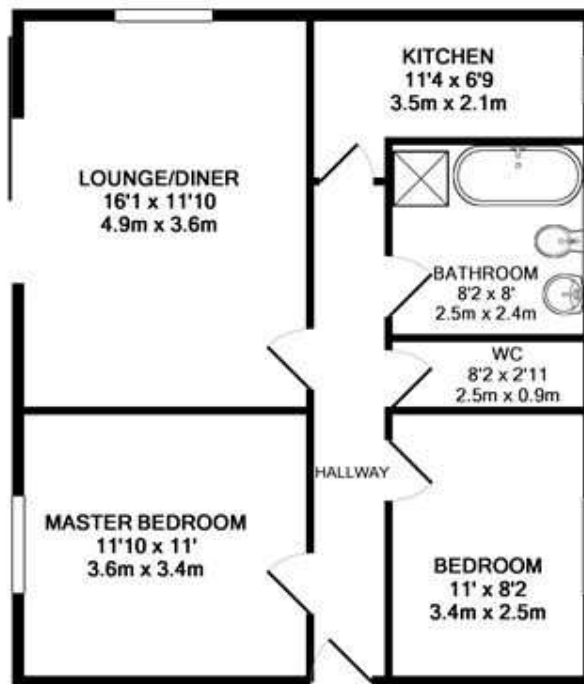
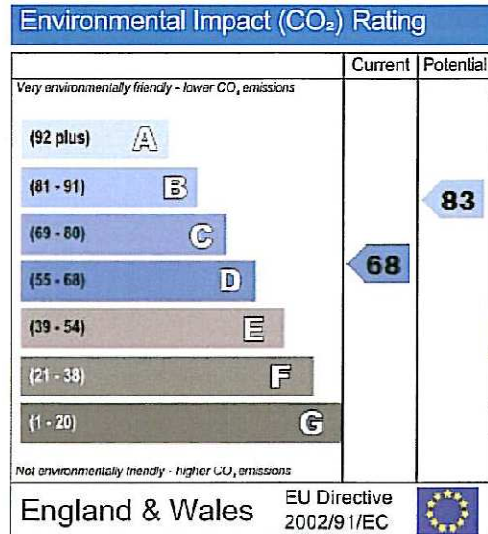
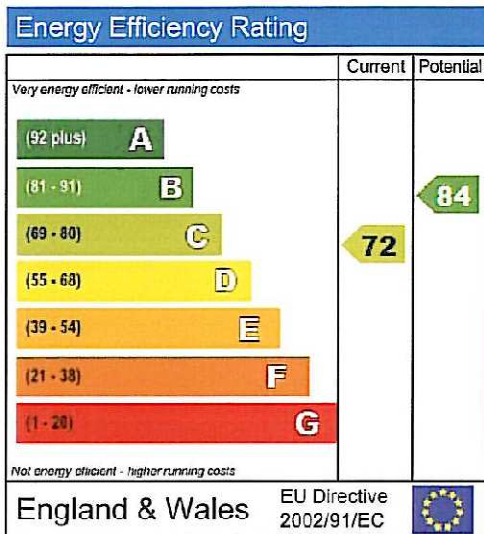
Tenure: Leasehold

Viewing: By prior appointment through Young & Gilling Residential Ltd., 3 Crescent Terrace, Cheltenham, GL50 3PE. Tel: 01242 521129. Fax: 01242 533029



3 Crescent Terrace, Cheltenham, GL50 3PE Tel: 01242 521129 Fax: 01242 533029

Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if travelling some distance.



TOTAL APPROX. FLOOR AREA 628 SQ.FT. (58.3 SQ.M.)

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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Email: property@youngandgilling.com or Internet 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, fittings, 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

As required by Anti-Money Laundering Legislation (The Money Laundering Regulations 2003; The Proceeds of Crime Act 2002; Terrorism Act 2000 as amended by the Anti-Terrorism Crime & Security Act 2001) – Estate Agents are required to formally identify prospective purchasers & Vendors and their source of funding.

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 Residential Limited 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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