

HUNTERS®

HERE TO GET *you* THERE



Albion Street

Cheltenham, GL52 2RW

£795 Per Calendar Month



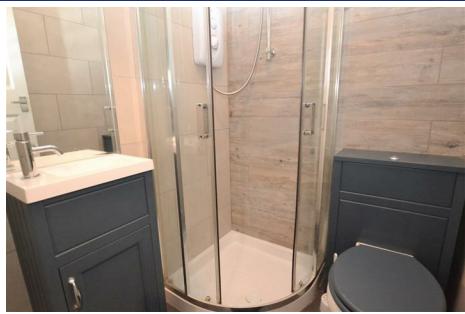
Council Tax:



Flat 5, 76 Albion Street

Cheltenham, GL52 2RW

£795 Per Calendar Month



Hunters of Cheltenham are delighted to offer this fully refurbished mews style detached studio apartment in Cheltenham town centre.

Available either unfurnished or fully furnished (for just £150/month if required).

This coach house to the original grade II listed building has been sympathetically reconstructed and now provides a lovely cosy detached studio/bedsit.

Accessed via the the main house and through the courtyard garden, this is a unique property ideal for anyone who wants something a little different. The main house has just undergone a full cosmetic restoration with new décor and carpets to all communal areas.

Inside the property, everything is fresh and modern including the bathroom fittings, the kitchen, all carpets and wall décor. In contrast to the new and fresh appearance of the apartments, the property retains plenty of charming original features. The property benefits from a communal courtyard garden.

(We have been informed by MiPermit that the property is eligible for two off road parking permits for Zone 15).

Located close to John Lewis in the Town Centre, this property will be exceedingly popular, and we recommend an early viewing to avoid disappointment.

All viewings by appointment only.

- **Detached Mews Style Studio Apartment**
- **Fully Refurbished Throughout**
- **All Refurbished Communal Areas**
- **Option of Fully Furnished if Required (for an additional £150 p/m)**
- **TOWN CENTRE**
- **Communal Gardens**
- **Recently fitted Kitchen & Bathroom**
- **Permit Parking Available**
- **EPC Rating D / Council Tax: TBC**
- **Grade II Listed Building**

Open Plan Living Room
20'5" x 11'8" (6.23 x 3.56)

Bathroom
4'9" x 4'5" (1.46 x 1.36)

FURNISHINGS

Option of Fully Furnished if Required (for an additional £150 p/m)



Road Map



Hybrid Map



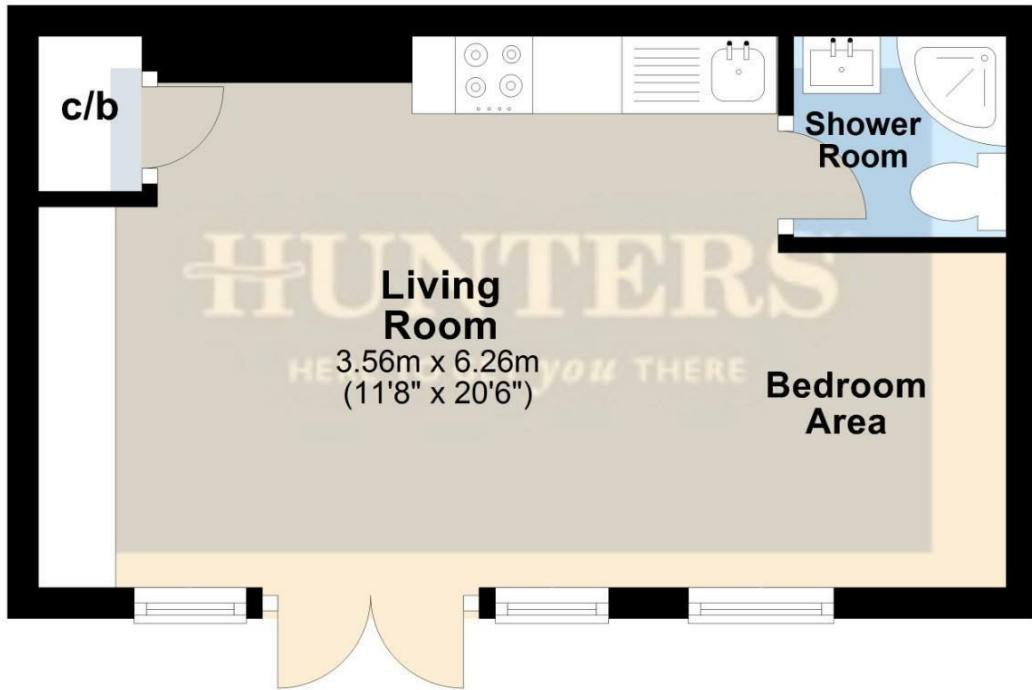
Terrain Map



Floor Plan

Ground Floor

Approx. 22.3 sq. metres (239.7 sq. feet)



Total area: approx. 22.3 sq. metres (239.7 sq. feet)

Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | 99 |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.