

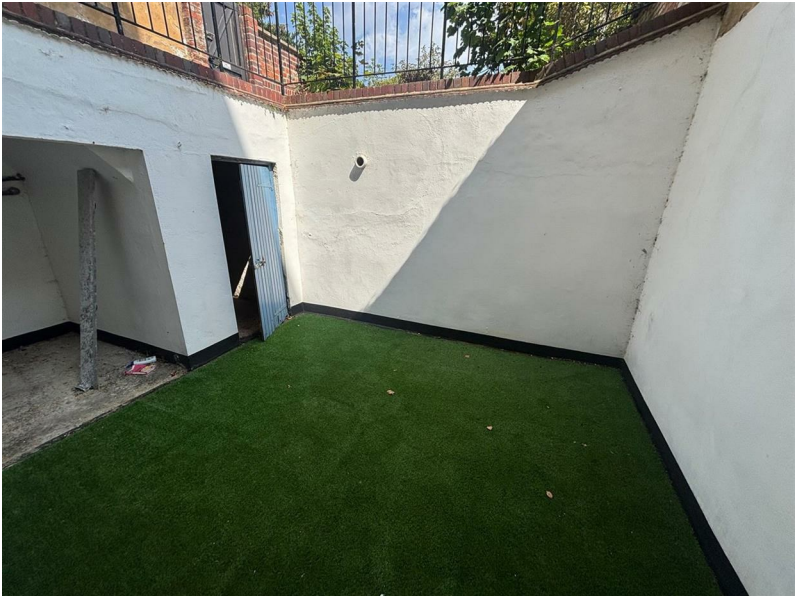


**BASEMENT FLAT 38 LONDON ROAD
CHELTENHAM
GL52 6DY**



Floorplan for guidance only - not to scale





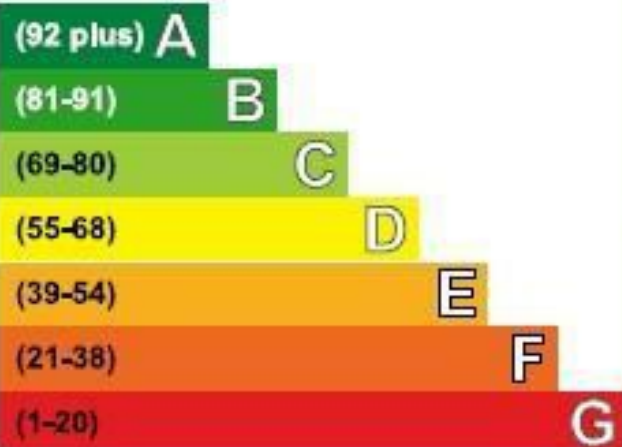
Per Calendar Month

£950 Per Calendar

A refurbished, spacious lower ground floor apartment situated in a lovely end of terrace period house. The property consist of a new kitchen with built in white goods with Karndean flooring. Open plan to the lounge with new carpet and open brick fireplace and wooden slatted blinds to windows with wall lights. The bathroom again is new with white suite and shower over bath, Karndean flooring and ceiling spot lights. The bedroom is a large double with storage and a door leading to a rear courtyard that has Astro turf fitted, there is also a storage shed. Parking is permit and a short walk from the Town Centre. The property has Gas central heating. Band A. In summary, this is an exceptional flat, refurbished throughout, spacious and close to town centre.

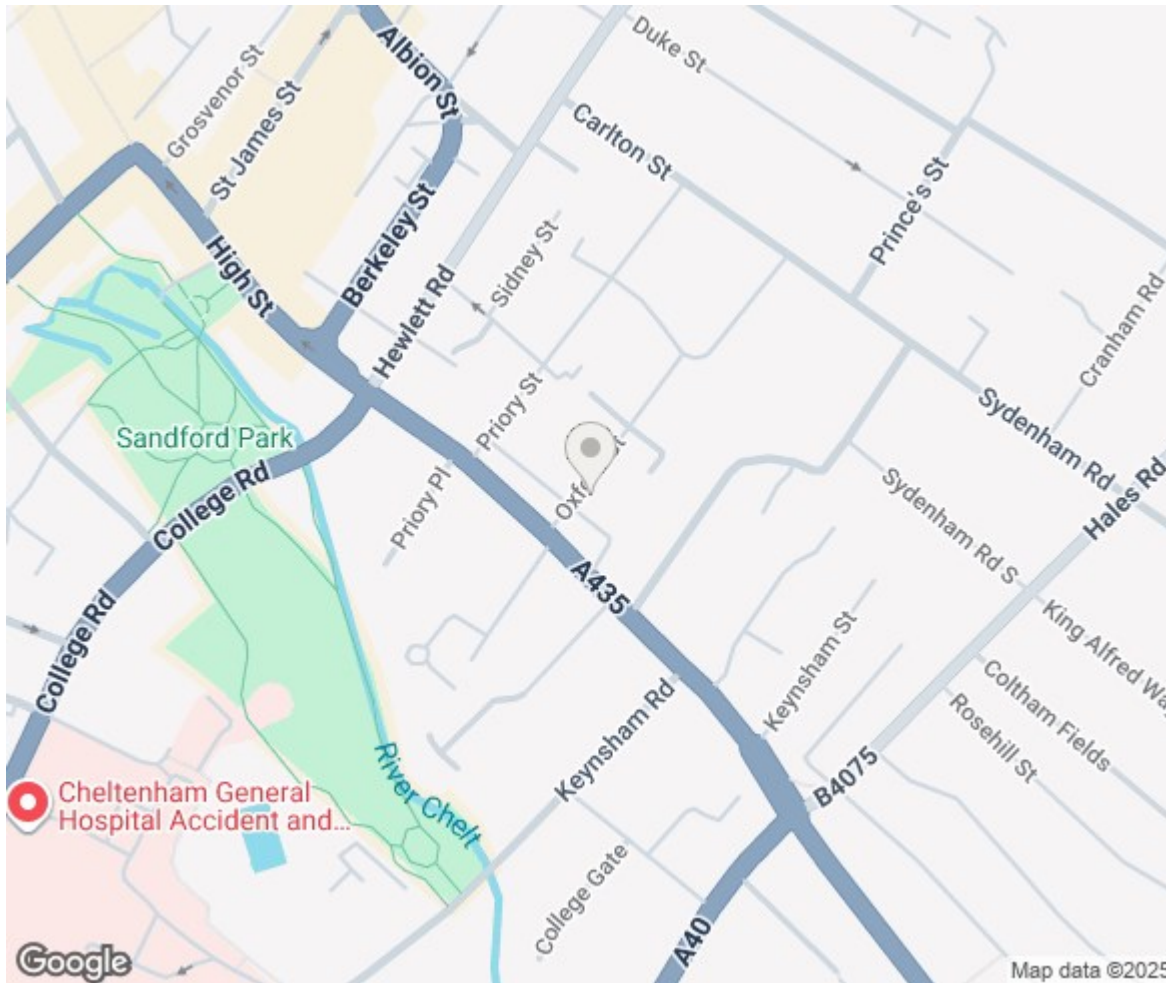
Energy Efficiency Rating

Very energy efficient - lower running costs



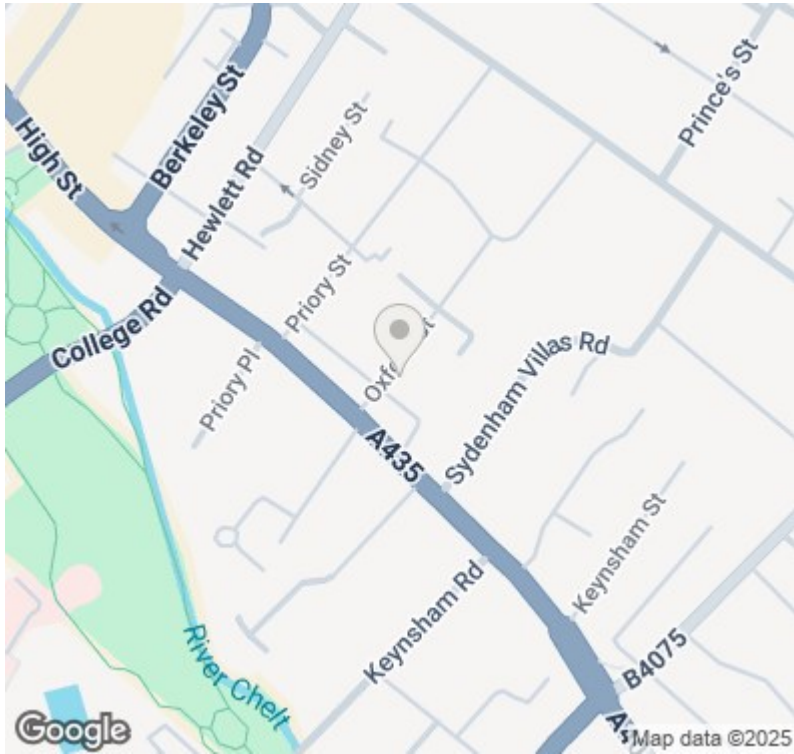
Not energy efficient • higher running costs

Current	Potential
65	78



Cheltenham Borough Council
COUNCIL TAX BAND A

Sure Property Group
23 Bath Street, Cheltenham
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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