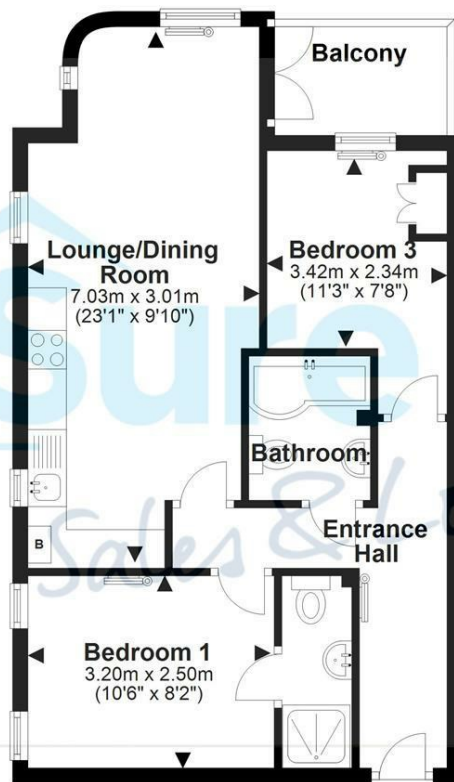


ST GEORGE GATE

**FLAT 11 ST GEORGES GATE**  
**175 ST GEORGES ROAD**  
**CHELTHENHAM**  
**GL50 3EJ**

### Third Floor

Approx. 47.7 sq. metres (513.7 sq. feet)

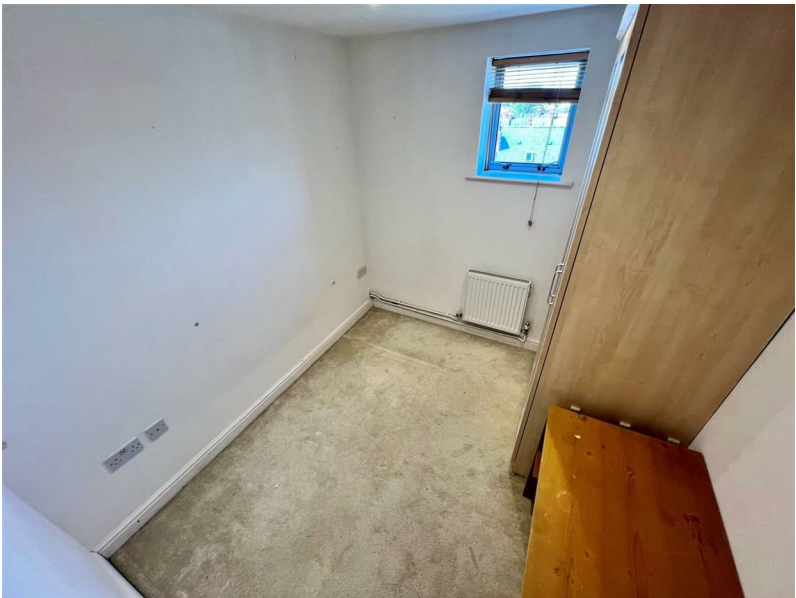


Total area: approx. 47.7 sq. metres (513.7 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.  
Plan produced using PlanUp.







## **Per Calendar Month**

### **£995 Per Calendar**

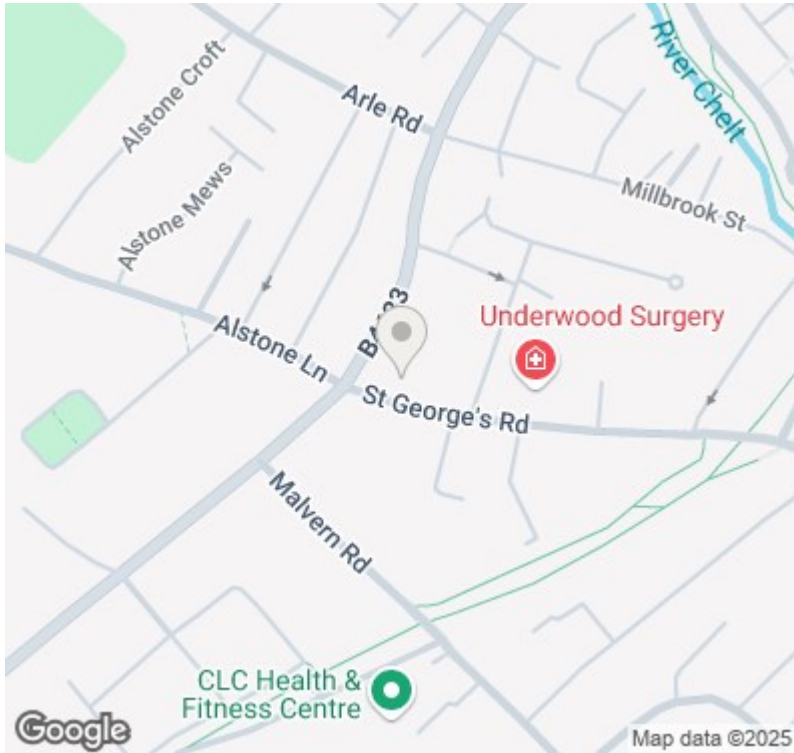
PLEASE EMAIL YOUR ENQUIRY IN THE FIRST INSTANCE - Well presented Two Bedroom, third floor Apartment suitable for 2 people only, with splendid views over Cleeve and the Malvern Hills, within easy access to Cheltenham Station and close to all amenities. The property comprises of: Entrance Hall, Open Plan Living Accommodation with BALCONY off, Master Bedroom with EN-SUITE SHOWER ROOM, Single Bedroom and Bathroom with Shower over Bath. The property further benefits from having Gas Central Heating, Double Glazing, a Secure Door Entry System and Laminate Flooring to all main living areas.












#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Sure Property Group  
 23 Bath Street  
 Cheltenham  
 Gloucestershire  
 GL50 1YA  
 01242 261222/ 241200  
[info@surecheltenham.co.uk](mailto:info@surecheltenham.co.uk)

Cheltenham Borough Council  
 COUNCIL TAX BAND B