

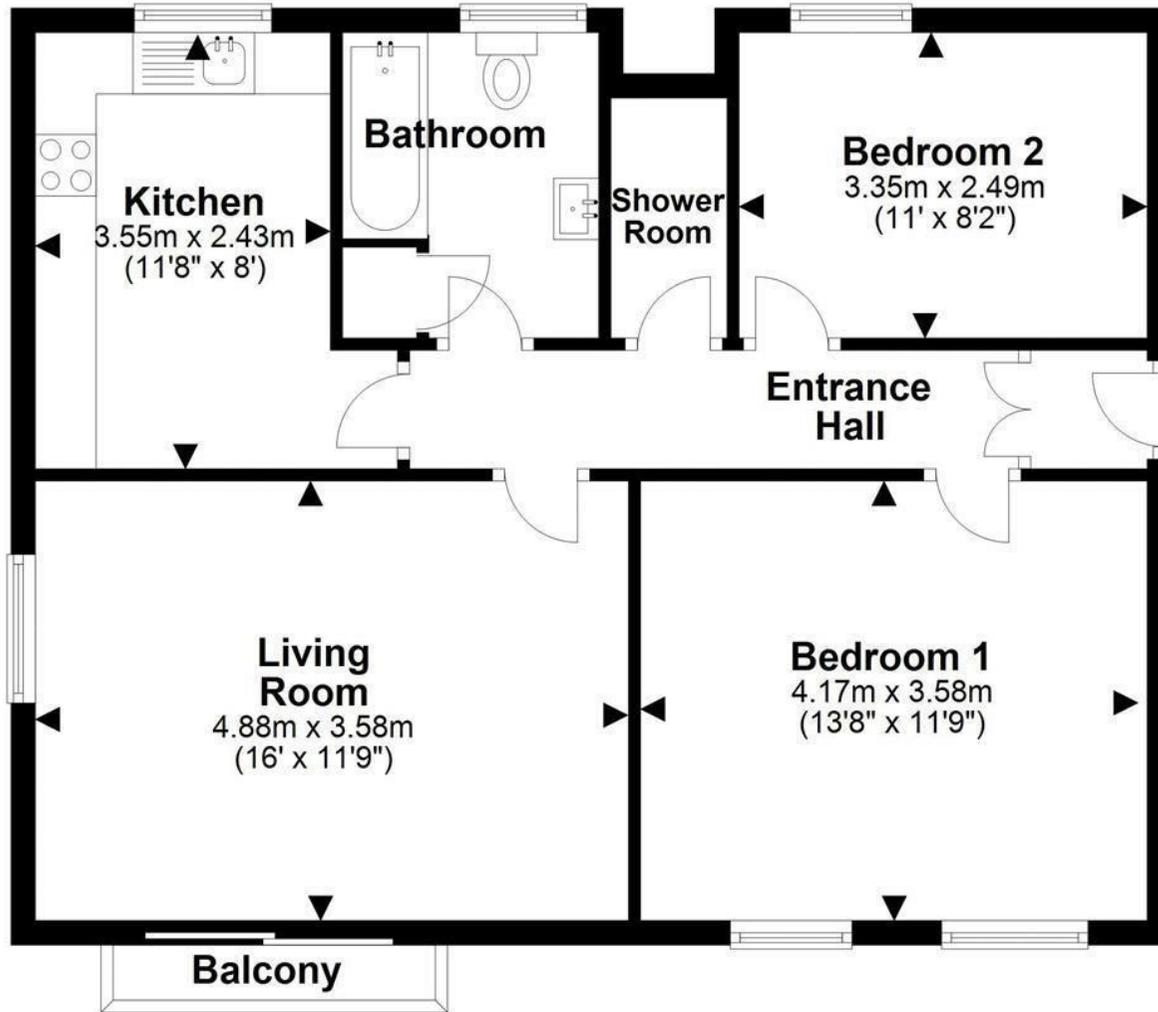
**77 CHRISTCHURCH ROAD, CHELTENHAM, GL50 2PZ**

**OFFERS IN EXCESS OF £205,000**

**LEASEHOLD CHELTENHAM COUNCIL TAX BAND C**

## Second Floor

Approx. 65.8 sq. metres (708.2 sq. feet)



Total area: approx. 65.8 sq. metres (708.2 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.



Having recently undergone some refurbishment the spacious apartment is located on the second floor (accessible via lift or stairs) has TWO DOUBLE BEDROOMS, a GARAGE, large living/dining room with patio doors to balcony and window to side having a south/south easterly aspect, refitted kitchen units and work surface also with small breakfast bar and appliances including oven, hob, dishwasher and washing machine. There is a bathroom with panelled bath (shower over), wc and wash basin also housing the airing cupboard and a separate shower room.

Held on a long lease with share of freehold. Monthly maintenance charge: £110. The building has recently undergone redecoration and, we understand, has had a new roof installed. Very well managed block with large sinking fund. NO CHAIN MUST BE SEEN









|   |   |
|---|---|
| <b>Local Authority</b><br>Gloucestershire                       | <b>Council Tax</b><br>Band: C<br>Annual Price: £2,007 |
| <b>Conservation Area</b><br>Central                             | <b>Flood Risk</b><br>Very low                         |
| <b>Floor Area</b><br>699 ft <sup>2</sup> / 65 m <sup>2</sup>    | <b>Plot Size</b><br>0.06 Acres (2 Plots)              |
| <b>Mobile Coverage</b><br>EE<br>Vodafone<br>Three<br>O2         | <b>Broadband</b><br>Basic<br>Superfast<br>Ultrafast   |
| <b>Satellite / Fibre TV Availability</b><br>BT<br>Sky<br>Virgin | <br>9 Mbps<br>80 Mbps<br>327 Mbps<br><br>✓<br>✓<br>x  |

For commuters and travellers, excellent transport links are close at hand via the Leckhampton and Shurdington Road bypass, providing swift access to the A40, M5 (North and South), and nearby towns such as Gloucester, Swindon, and Cirencester.

All information subject to legal confirmation

Important Notice: SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the Seller(s).

SureLet may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum

**Tenure**

Leasehold

**Lease Start Date** BETA

27 Sep 2006

**Lease Term** BETA

999 years from 25 March 1980

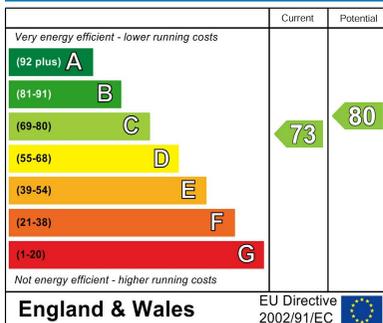
**Lease End Date** BETA

25 Mar 2979

**Lease Term Remaining** BETA

954 years

**Energy Efficiency Rating**



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