



**FLAT 1 103 LONDON ROAD
CHELTENHAM
GL52 6HL**

PCM £1,250 PCM -

CHELTENHAM BOROUGH COUNCIL B



PLEASE EMAIL YOUR ENQUIRY IN THE FIRST INSTANCE - Well presented garden apartment offering its own entrance, entrance hall, large kitchen/dining room, living room, utility room, bathroom and TWO DOUBLE BEDROOMS. The property is heated with Gas Central Heating, has LED recessed lighting throughout and has a courtyard garden area and Off Road Parking Space. Due to its size, finishes and Central Location, this property will not be around long!





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 56.3 sq. metres (606.5 sq. feet)



Flat 1, 103 London Road

First Floor

Approx. 17.0 sq. metres (182.5 sq. feet)



**Floorplan for guidance only -
not to scale**

Total area: approx. 73.3 sq. metres (789.0 sq. feet)

Council Tax: We are informed by Cheltenham Borough Council that the property is in Band B.

Services:

We are informed by the seller(s) that there is mains water, gas, electricity and drainage currently connected (to be confirmed).

Tenure:

Viewing: By appointment with the Sole Agents

All information subject to legal confirmation

Important Notice: SureLet Cheltenham Ltd 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 Cheltenham Ltd 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.

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