



Portland Street

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# Portland Street

## Cheltenham, GL52 2NX

### Guide Price £220,000 Share of Freehold

**A spacious raised ground floor, one bedroom, period apartment with the added benefit of a home office with its own independent access.**

NO ONWARD CHAIN • living room • kitchen • double bedroom • bathroom • communal courtyard garden • home office • situated within a few minutes of the town centre • residents permit parking • Grade II listed

#### Description

A generously proportioned apartment situated within this attractive, Grade II listed, period building, close to Pittville Park and the town centre. The accommodation includes a lovely living room with feature fireplace, kitchen with a range of appliances, double bedroom, and a luxury bathroom. The apartment enjoys a host of period features including moulded ceiling cornices, sash windows and high skirting boards. This unique apartment also has an office with its own independent access, ideal for someone working from home. Outside, there is a shared courtyard garden with direct access from the kitchen.





### Situation

Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz and literature festivals currently held in Imperial Gardens.

### Further Information:

**Lease** 999 years as of September 1985.

**Service Charge No. Freeholder** Share of freehold (25%).

**Management Company** Currently there is no management company in place.

**Local Authority** Cheltenham Borough Council.

**Tax Band A.**

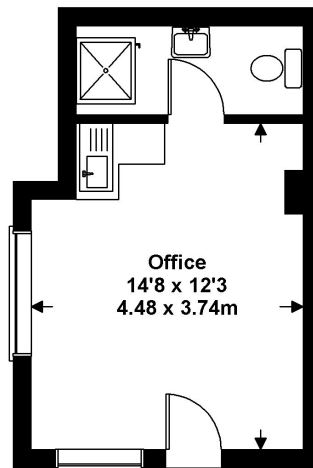
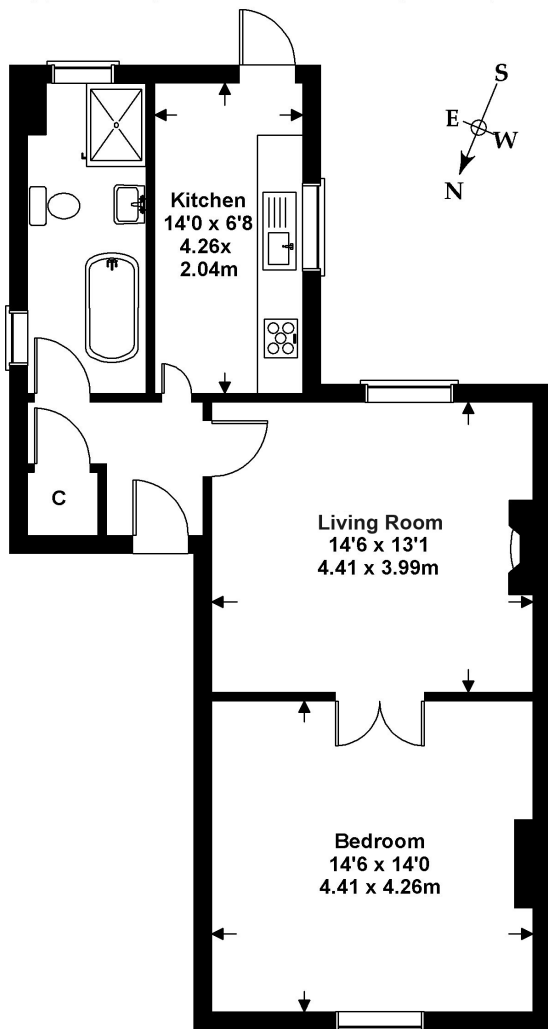
**Electricity** Mains. **Water** Mains. **Sewerage** Mains.

**Heating** Gas Central Heating.

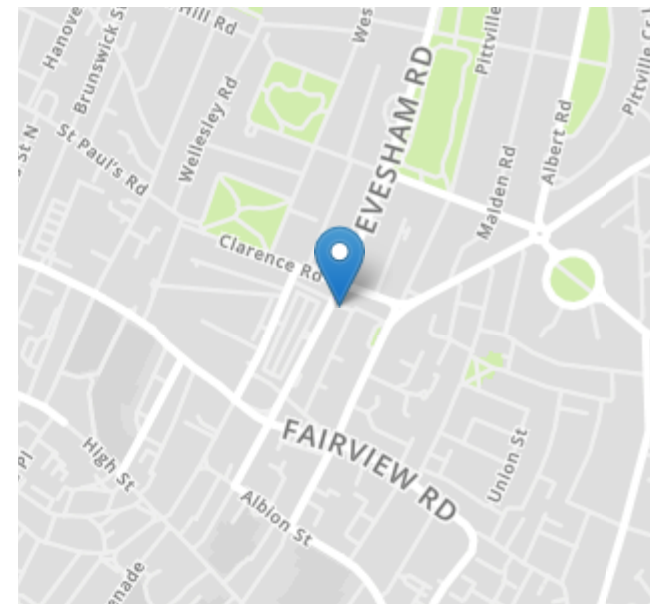
**Broadband** Connected to the property.

Purchasers should carry out their own investigations regarding the suitability of these services.

Approximate gross internal area 847 sq ft - 79 sq m



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or Connor & Co



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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