



Dunalley Street

 Nick  
**GRIFFITHS**  
ESTATE AGENTS

# The Academy

Dunalley Street, Cheltenham, GL50 4AP

£295,000 Leasehold

A beautifully presented 2 bedroom, ground floor, apartment with secure allocated parking, just a short walk from the town centre.

NO ONWARD CHAIN • grade II listed • reception hall • open plan living/dining/kitchen area • 2 good size bedrooms • 2 bath/shower rooms • gas central heating • allocated parking space • EV charger point • security entry system • security alarm system • approx. 1066 square feet • communal garden • new carpets & decoration

## Description

A good size and very well presented apartment, situated in this historic Grade II listed building just a few hundred yards from the town centre. The accommodation includes a reception hall, a magnificent living/dining/kitchen area, 2 generous bedrooms, and 2 bath/shower rooms (the master with en suite). Outside, there is a secure gated parking space with electric vehicle charger point, and beautifully tended communal gardens. The apartment further benefits from gas central heating, security alarm system, and is offered for sale with no onward chain.

## Further Information:

**Lease** 999 years from December 2002. **Service Charge** £2,389 per year. **Ground Rent** £180 per year. **Sinking**

**Fund** £6,000. **Freeholder** Haynes Securities. **Management Company**

Young and Gilling. **Pets** Not permitted. **Short Term Lets** Not permitted.

**Local Authority** Cheltenham Borough Council. **Tax Band** C. **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.



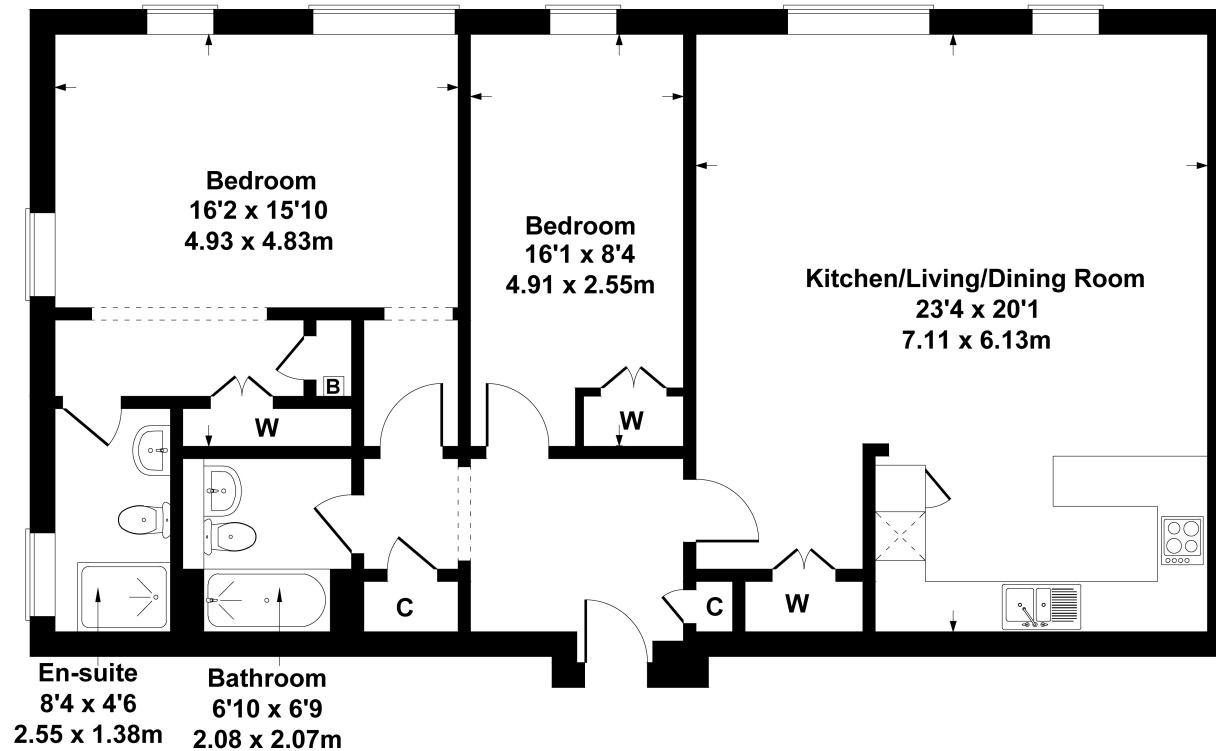


### Situation

A convenient location close to Pittville Park, the Brewery Quarter, and the town centre. 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, science, and literature festivals currently held in Imperial Gardens.

# Flat 1, The Academy

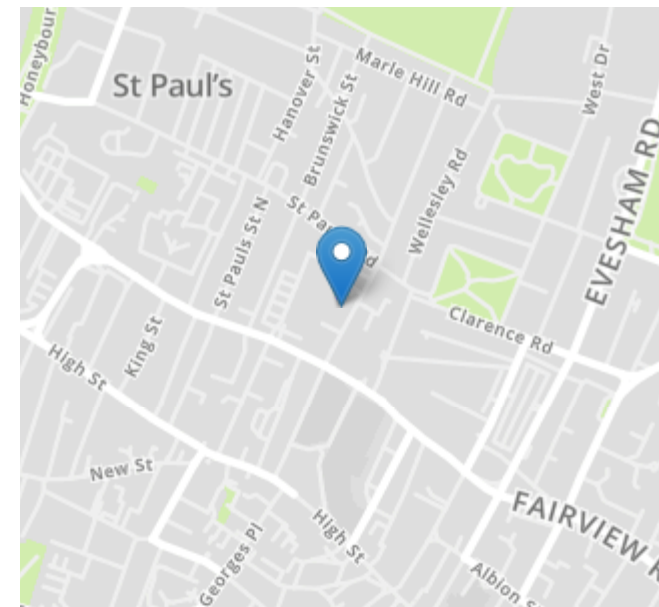
Approximate Gross Internal Area  
1066 sq ft - 99 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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