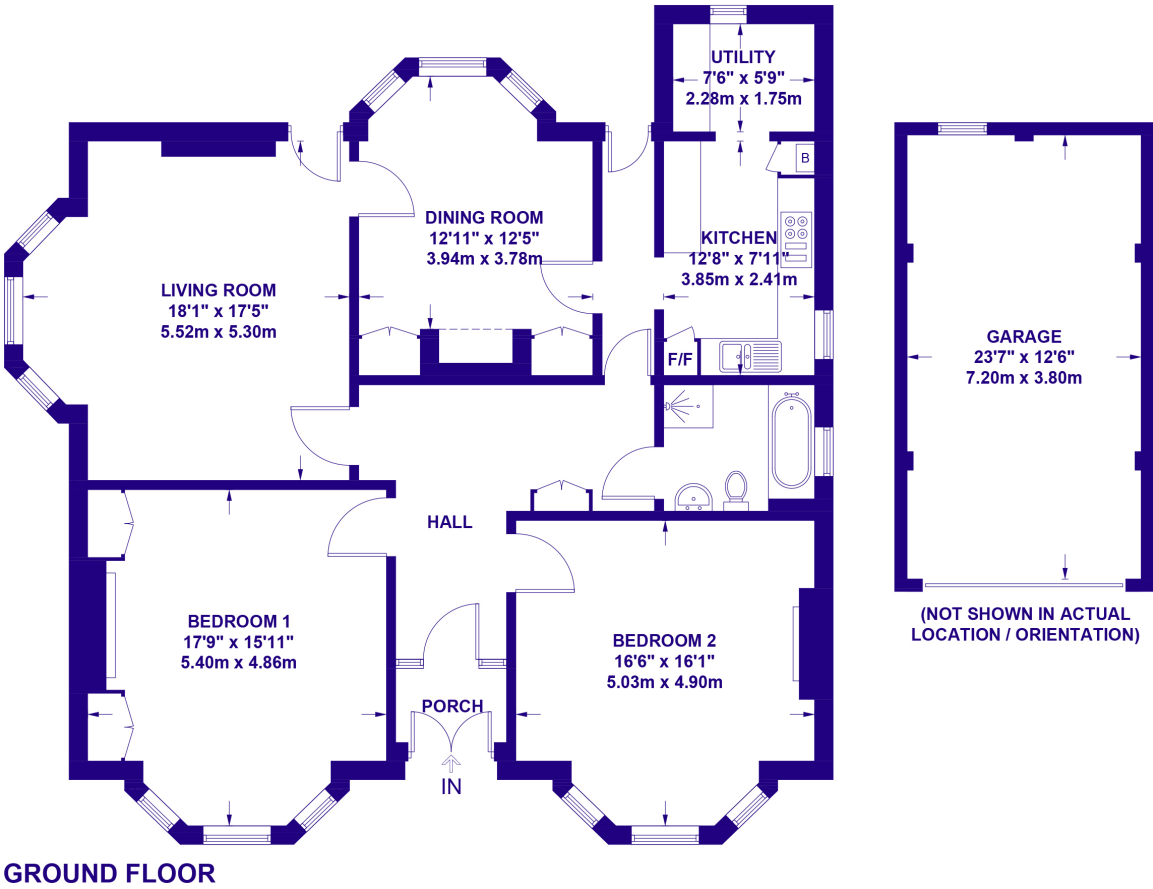


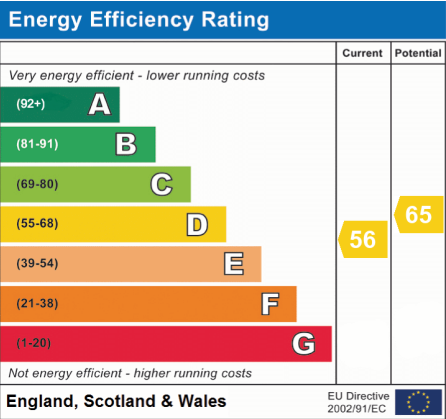
Approximate Gross Internal Area = 133.2 sq m / 1434 sq ft  
Garage = 27.4 sq m / 295 sq ft  
Total = 160.6 sq m / 1729 sq ft



**This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.**  
Errington Smith Sales & Lettings

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Flat I, 398 Gloucester Road, Cheltenham, Gloucestershire  
GL51 7TB

Amounting to just shy of 1500 square feet and occupying the entire ground floor of a fine period building is this wonderful two reception, two double bedroom apartment with its own entrance, off-road parking for several vehicles, a garage/workshop and its own large southerly facing landscaped rear garden.





**Flat 1, 398 Gloucester Road, Cheltenham, Gloucestershire GL51 7TB**

Amounting to just shy of 1500 square feet and occupying the entire ground floor of a fine period building is this wonderful two reception, two double bedroom apartment with its own entrance, off-road parking for several vehicles, a garage/workshop and its own large southerly facing landscaped rear garden. Conveniently located for access to the town centre, GCHQ and the M5 motorway, its well-presented spacious accommodation comprises in brief, an inviting hallway with period features, a living room with high ceilings, a bay window, feature fireplace and access to the rear garden, a dining room with wooden flooring, a feature fireplace, a further bay window and good storage, an inner hallway with access to the rear garden, a modern fitted kitchen opening into a utility room, two large double bedrooms with fitted wardrobes in the master bedroom and a bathroom complete with a separate shower. Further benefits of this substantial property, with many character features, include gas-fired central heating, part triple glazing to the front, window shutters, a garage/workshop with power and light, off-road parking for several vehicles, a side garden gate and its own large southerly-facing rear garden with a raised terrace. Current ground rent £15 per annum. Maintenance charges and buildings insurance are split with the two other apartments, each paying a one-third share.



**Directions**

Leave Cheltenham via Lansdown Road. Continue straight through three sets of traffic lights until the road becomes Gloucester Road where the property can be found on the left hand side.

**Price:**

£385,000

**Tenure:**

Leasehold

**Contact:**