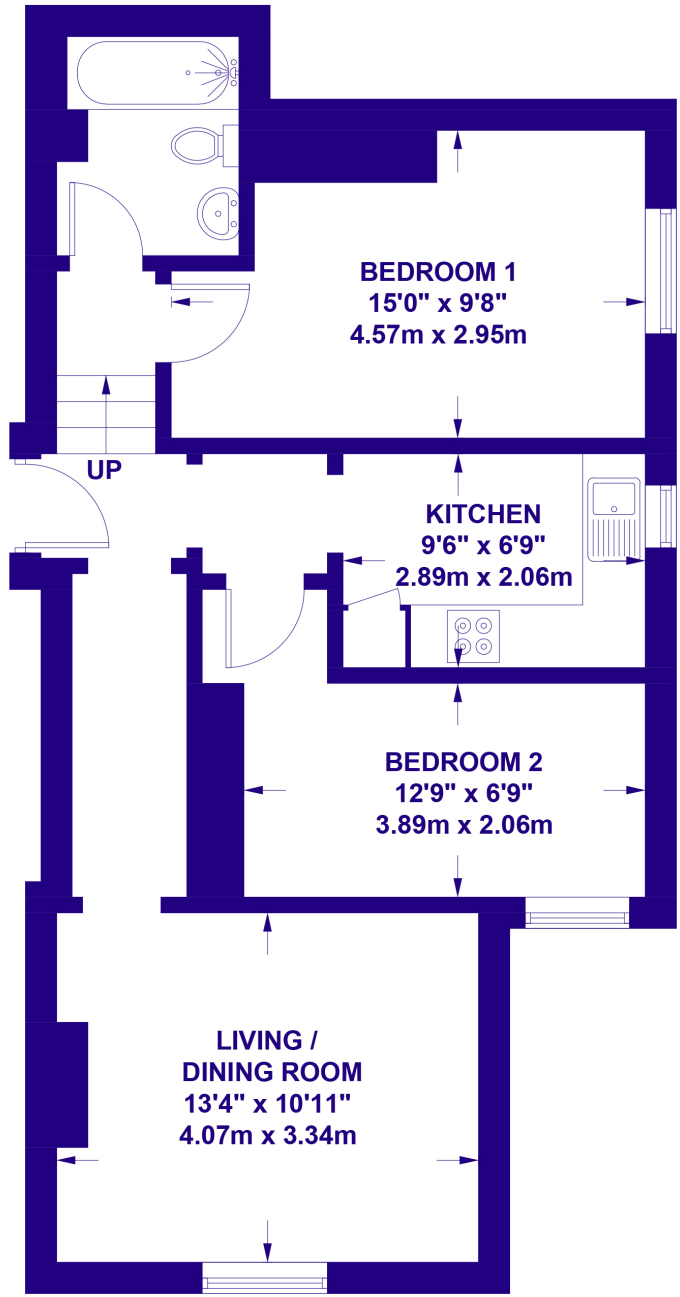


Approximate Gross Internal Area = 57.0 sq m / 613 sq ft

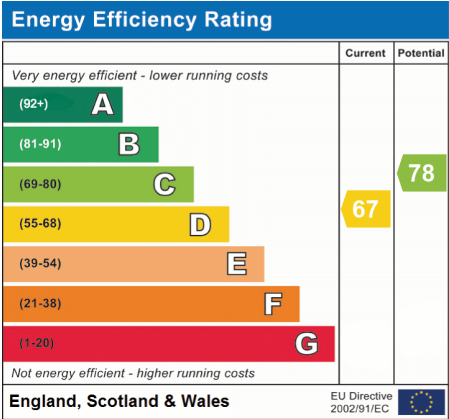


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Errington Smith Sales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

Disclaimer:
Conditions under which particulars are issued Nigel Errington-Smith & Company Limited for themselves and for the Vendors of this property, whose agents they are, give notice that:
1). The particulars are set out as a general outline for the guidance of intending purchasers, and do not constitute part of an offer or contract. 2). All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3). Photographs may have been taken with a wide angle lens. 4). No person in the employment of Nigel Errington-Smith & Company Limited has any authority to make or give any representation or warranty whatever in relation to this property.

For the Guidance of Interested Parties:
a). If any particular points are important to your interest in the property then please ask for further information. b). We have not tested any of the services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. c). It should not be assumed that any contents, furnishings or other items are included in the sale or that the property remains as photographed and as described. No assumptions should be made about any part of the property, which is not photographed or described. d). Any areas, measurements, distances or aspects referred to are for guidance only and are not precise. If such details are fundamental, purchasers should rely on their enquiries. e). It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Where any reference is made to such permissions and consents it is given in good faith. f). Purchasers must satisfy themselves by inspection of the property and relevant original documentation or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. g). The information in these particulars is given without responsibility on the part of Nigel Errington-Smith & Company Limited or their clients.

THE PROPERTY OMBUDSMAN
Approved Redress Scheme



Flat 5, 48 St Stephens Road, Cheltenham, Gloucestershire
GL51 3AD

A well presented two double bedroom split level first floor apartment benefitting from allocated parking and lovely communal gardens located in a popular residential area within walking distance of Hatherley Park, Tivoli local shops, cafes and bars, the Bath Road and town centre beyond.



Residential Sales | Lettings | Property Management

01242 575805 www.erringtonsmith.com 107 Promenade Cheltenham Gloucestershire GL50 1NW

Flat 5, 48 St Stephens Road, Cheltenham, Gloucestershire GL51 3AD

A well presented two double bedroom split level first floor apartment benefitting from allocated parking and lovely communal gardens located in a popular residential area within walking distance of Hatherley Park, Tivoli local shops, cafes and bars, the Bath Road and town centre beyond. Its accommodation, found in good decorative order, comprises in brief an entrance hall, a living/dining room with feature fireplace, a modern fitted kitchen, two double bedrooms and a family bathroom. Further benefits of this fine property forming part of a wonderful period building include gas fired central heating, an intercom system and well-kept communal gardens offering a clothes drying area plus visitors parking space. Council Tax Band - B. Lease has 960 years remaining with a share of the freehold. Service charge is £2056 per annum (including the buildings insurance), reviewed annually with next review due 31st December 2025. Ground rent £0 per annum.



Directions

Leave Cheltenham via The Promenade and turn right at the roundabout onto Lansdown Road. Turn left at the Texaco garage and take the first turning on the right on to St Stephens Road where the property can be found further down on the left hand side.

Price:

£220,000

Tenure:

Leasehold Share of Freehold

Contact:

Karen Short

