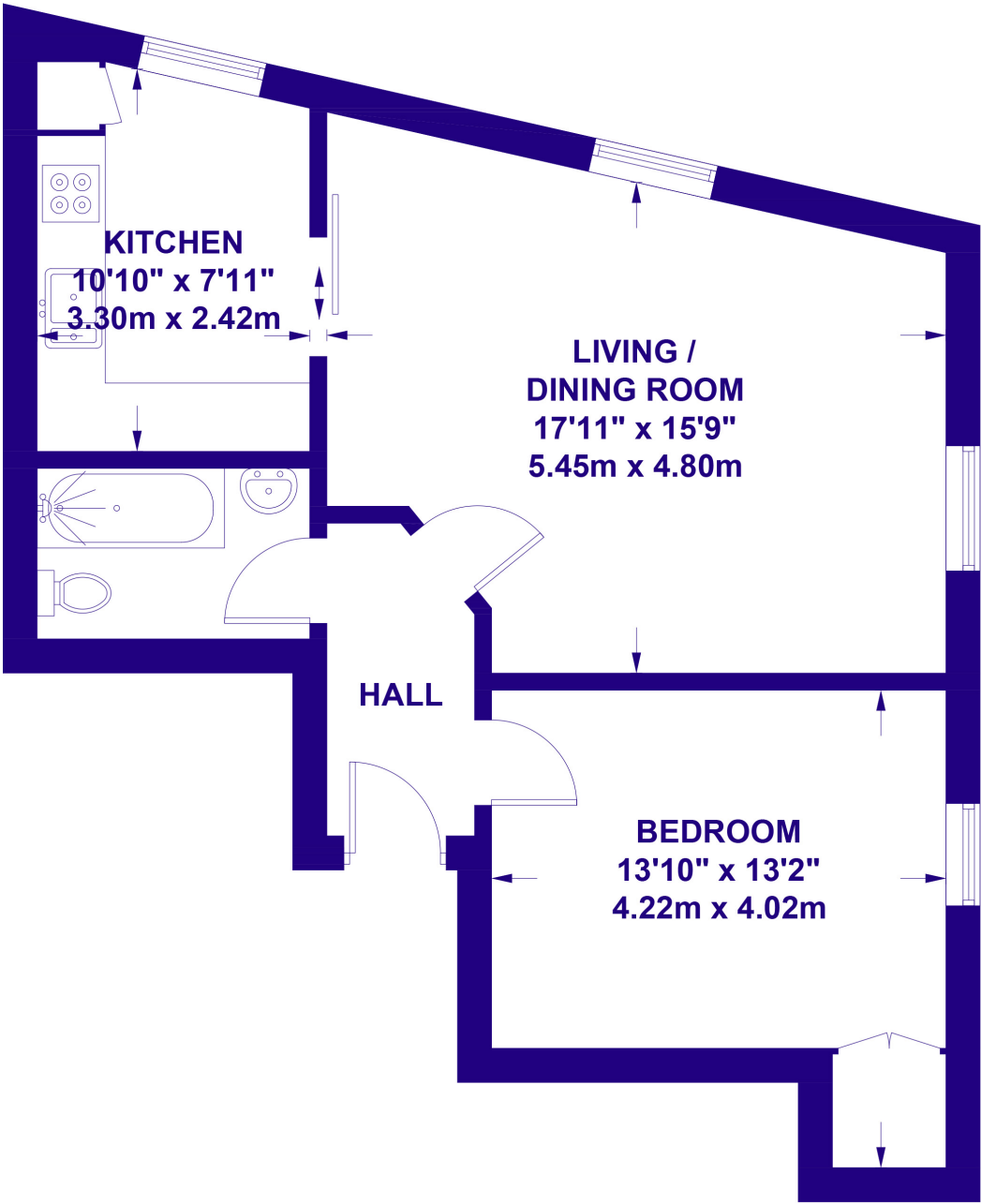


Approximate Gross Internal Area = 52.5 sq m / 565 sq ft



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	72
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

THE PROPERTY OMBUDSMAN
Approved Redress Scheme



Flat A, 105-107 Hewlett Road, Cheltenham,
Gloucestershire GL52 6BB

A spacious one bedroom first floor apartment located in a popular residential area with cafes and shops on your door step and within walking distance of Pittville Park and the town centre.



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Flat A, 105-107 Hewlett Road, Cheltenham, Gloucestershire GL52 6BB

A spacious one bedroom first floor apartment located in a popular residential area with cafes and shops on your door step and within walking distance of Pittville Park and the town centre. The bright and airy accommodation comprises in brief an entrance hallway, a good sized double bedroom with a built in wardrobe, a bathroom, a large dual aspect living/dining room with sliding doors to the modern fitted kitchen/breakfast room. Further benefits of this fine property, ideal as a starter home or investment property, include gas fired central heating. Lease has 106 years remaining. Current ground rent £100 per annum (due to be reviewed 25 years from the date of the original term of the lease). The maintenance charge is 45% of any costs.



Directions

Leave Cheltenham via Hewlett Road. At the mini-roundabout take the third turning and the property can be found immediately on the right hand side.

Price:

£160,000

Tenure:

Leasehold

Contact:

Karen Short

