



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 1, Douglas House Parabola Road, Cheltenham GL50 3AH

Forming part of this fine period building located on a prestigious tree lined road within walking distance of Cheltenham Ladies College, Montpellier and the town centre, is this well presented one bedroom ground floor apartment benefiting from its own private entrance, southerly facing rear garden and allocated parking space.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Directions

Leave Cheltenham town centre via St Georges Road and at the traffic lights turn left into Bayhill Road. Take the first turning on the right into Parabola Road where the property can be found on the left hand side.

Price:

£225,000

Tenure:

Leasehold Share of Freehold

Contact:

Karen Short

