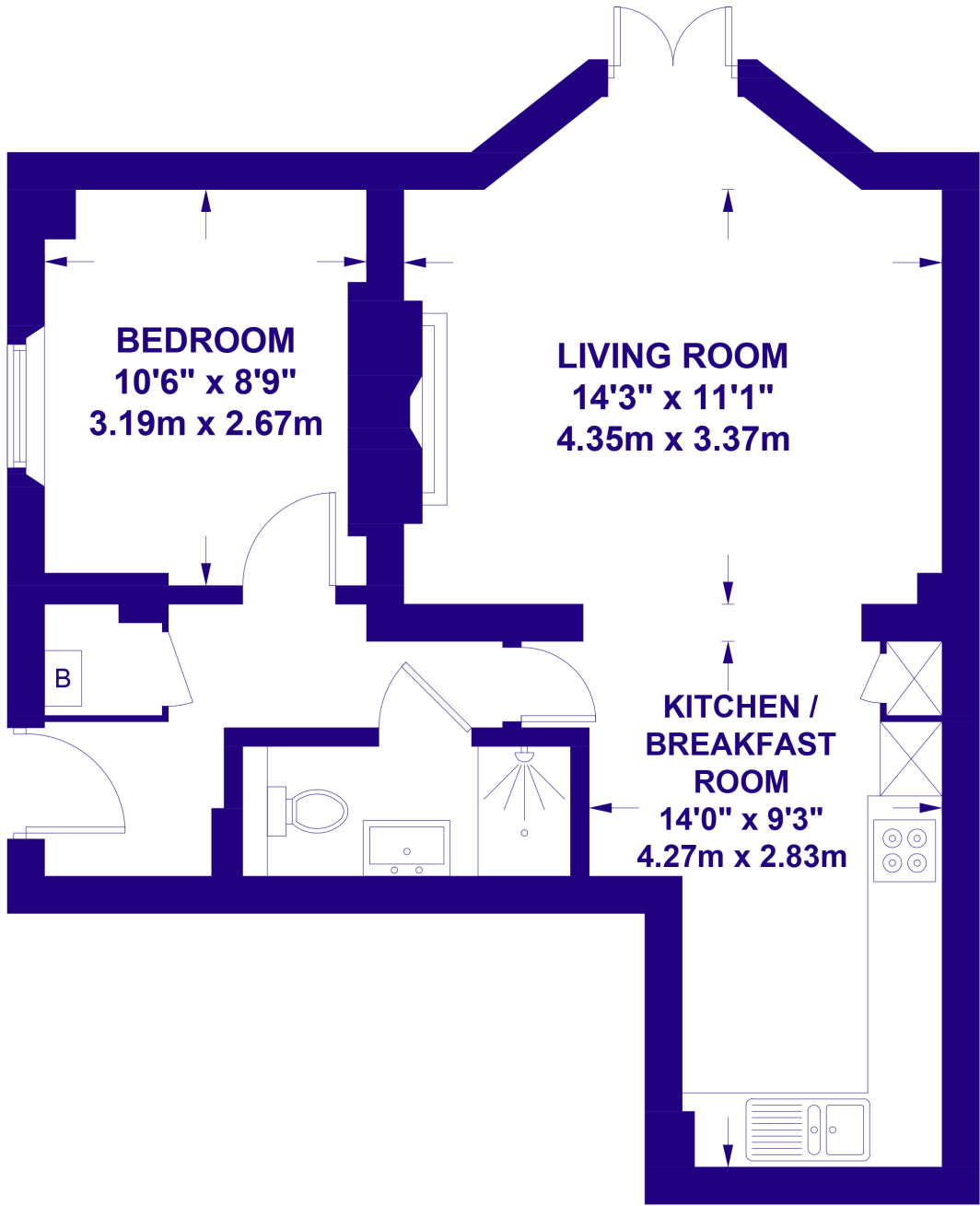


Approximate Gross Internal Area = 522 sq ft / 48.5 sq m

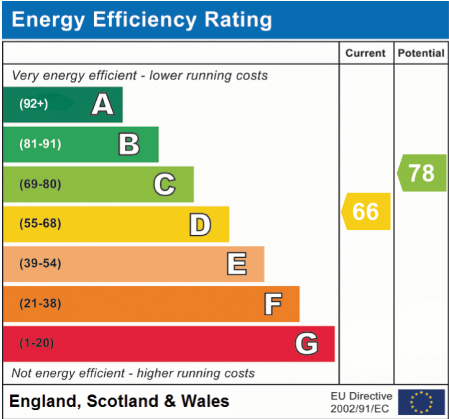


**This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.**  
Errington Smith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

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**THE PROPERTY OMBUDSMAN**  
Approved Redress Scheme



**Flat I, 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.



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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. The light and bright accommodation comprises in brief, an entrance hallway with useful storage cupboard, a double bedroom, a shower room, a wonderful kitchen/breakfast room that flows seamlessly into a delightful living room with feature fireplace and double doors out to the private rear garden. Further benefits of this fine property, ideal as a starter home or investor property, include gas fired central heating, double glazing and rear gate access to the southerly facing garden. Council tax band - B. Lease has 980 years remaining with share of the freehold. Ground rent £0. Service charge £2,440.66 per annum (including buildings insurance) reviewed annually.



**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

