



77 St Georges Road

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ESTATE AGENTS

77 St Georges Road

Cheltenham, GL50 3DU

Guide Price £210,000 Leasehold Share of Freehold

A very well presented 2 double bedroom, top floor apartment, situated close to Montpellier and the town centre.

NO ONWARD CHAIN • entrance hall • living/dining room • kitchen • 2 double bedrooms • bathroom • gas central heating • prime central location • Grade II listed

#### Description

A well proportioned 2 bedroom apartment forming part of this attractive period building, and offered for sale with no onward chain. The accommodation includes an entrance hall, good size living/dining room, kitchen with a range of appliances, 2 double bedrooms, and a bathroom. The property also benefits from gas central heating.





### Situation

St Georges Road is well placed for easy access to the railway station, town centre, and major road links. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

### Further Information:

**Lease** 956 years remaining - Share of Freehold.

**Freeholder & Management Company** 77 St Georges Road Management LTD.

**Service Charge** Currently £400.00 per year.

**Listed** Grade II Listed

**Pets** Permitted with written consent from the Management Company.

**Local Authority** Cheltenham Borough Council. **Tax Band C**.

**Electricity** Mains. **Water** Mains. **Sewerage** Mains.

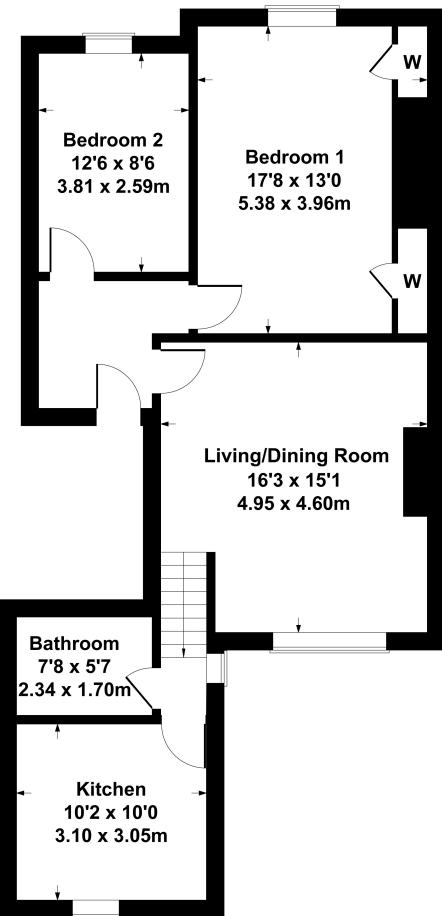
**Heating** Gas Central Heating.

Purchasers should carry out their own investigations regarding the suitability of these services.

# F4, 77 St Georges Rd

Approximate Gross Internal Area

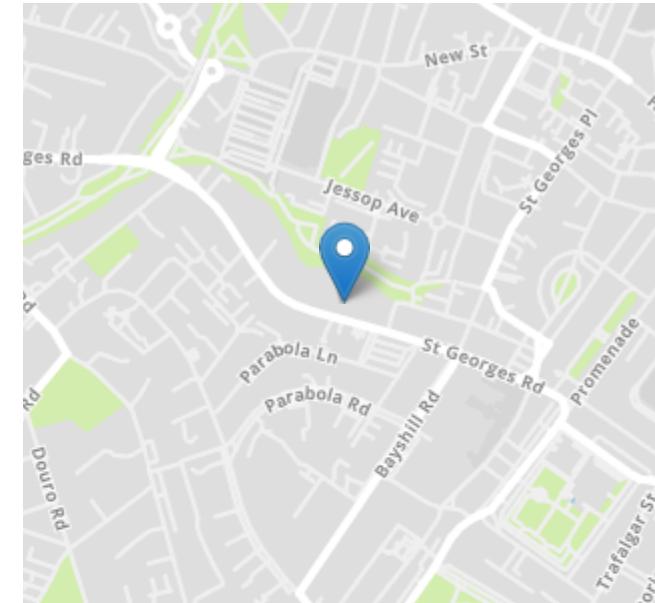
840 sq ft - 78 sq m



#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	60
(39-54)	<b>E</b>	62
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		