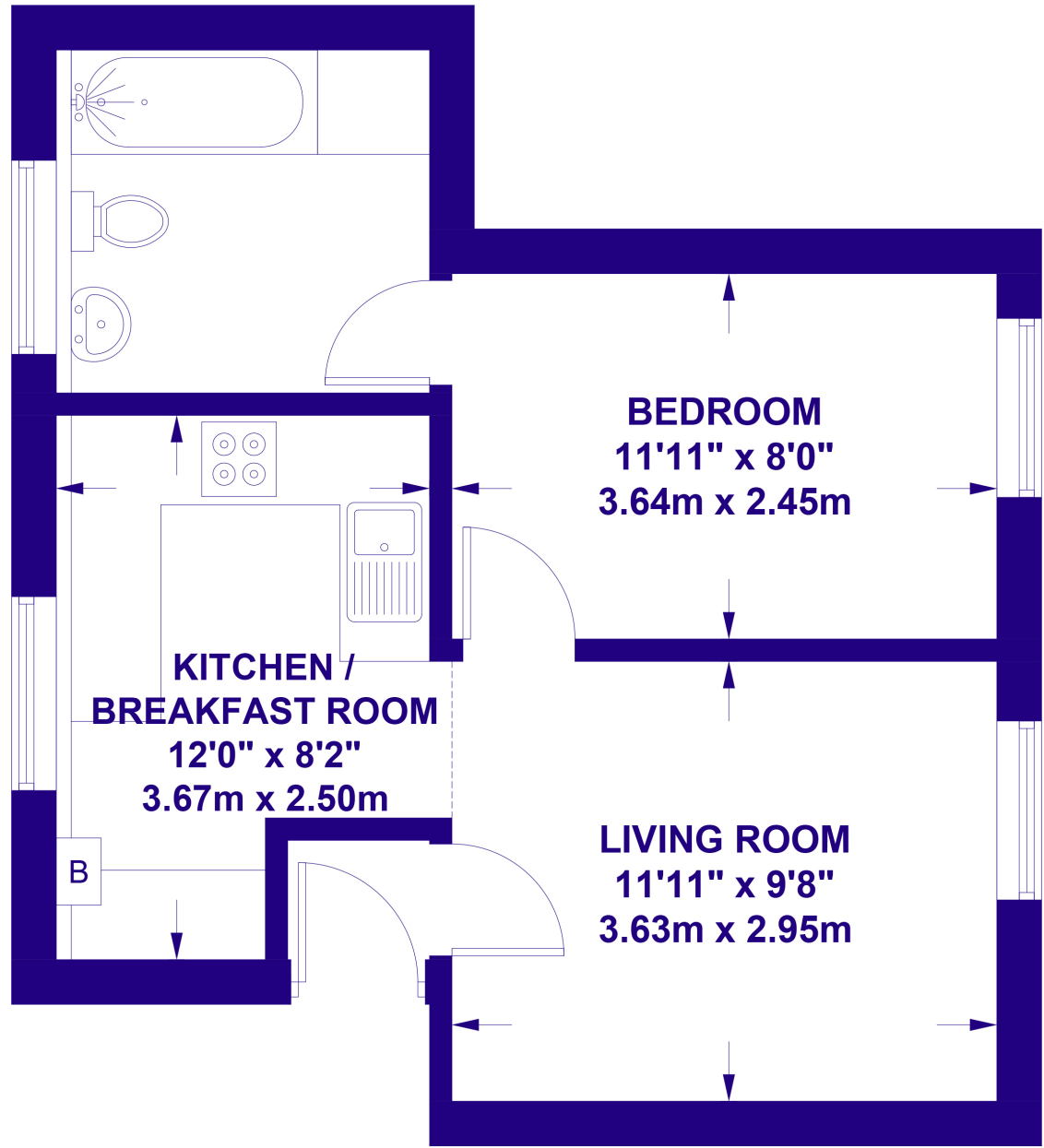


Approximate Gross Internal Area = 36.3 sq m / 391 sq ft



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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THE PROPERTY OMBUDSMAN
Approved Redress Scheme



**Flat 2, 40 Evesham Road, Cheltenham, Gloucestershire
GL52 2AH**

A well presented one bedroom garden flat with its own entrance and allocated parking space located in a popular residential area within walking distance of Pittville Park and the town centre.



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

Flat 2, 40 Evesham Road, Cheltenham, Gloucestershire GL52 2AH

Forming part of an elegant Grade II Listed building is this well presented one bedroom garden flat with its own entrance and allocated parking space located in a popular residential area within walking distance of Pittville Park and the town centre. The bright and airy accommodation, offered in good decorative order, comprises in brief a living room, a good sized modern fitted kitchen/breakfast room complete with a useful breakfast bar, a double bedroom and bathroom. Further benefits of this fine property, ideal as a starter home or investor property, include gas fired central heating and use of the communal gardens that have a patio area and a kitchen garden. Council Tax Band - A. Lease has 961 years remaining with a share of the freehold. Service charge £1,612.80 per annum (including buildings insurance) reviewed annually. Ground rent £0. No onward chain. Additional information for this property can be accessed via our website



Directions

Leave Cheltenham via the A435. Go straight on at the traffic lights on Portland Street and straight over the mini roundabout on Evesham Road and the property can be found immediately on the left hand side.

Price:

£180,000

Tenure:

Leasehold Share of Freehold

Contact:

Karen Short

