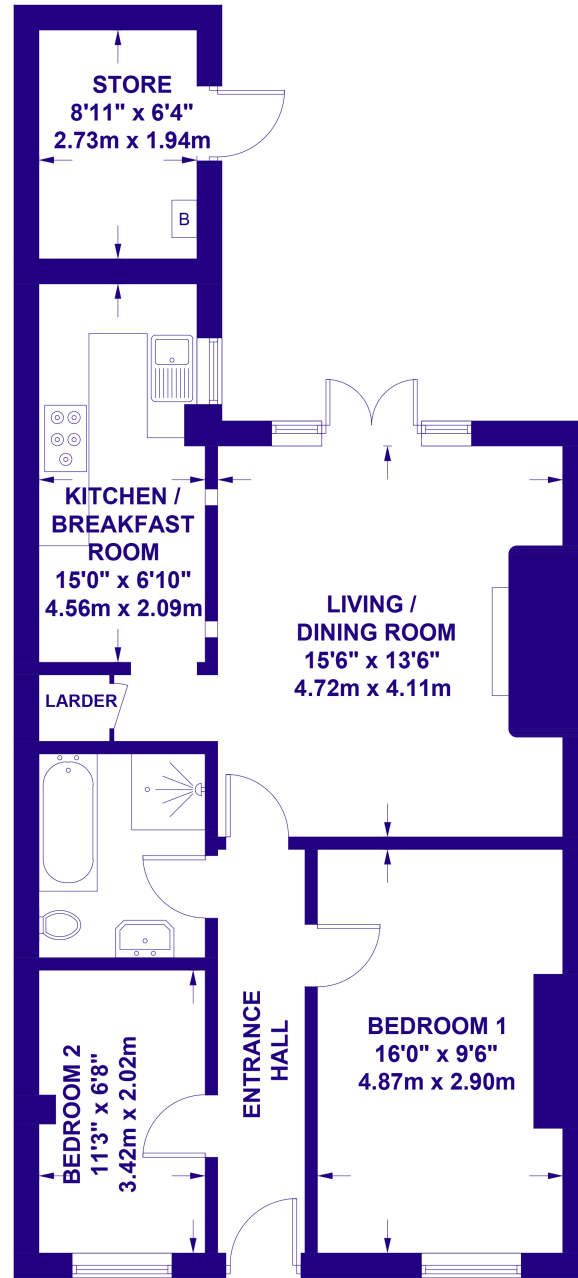


Approximate Gross Internal Area = 701 sq ft / 65.1 sq m
 Store = 58 sq ft / 5.4 sq m
 Total = 759 sq ft / 70.5 sq m



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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- e). It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Where any reference is made to such permissions and consents it is given in good faith.
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- g). The information in these particulars is given without responsibility on the part of Nigel Errington-Smith & Company Limited or their clients.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Flat 1 7 Berkeley Place, Cheltenham GL52 6DB

A generously proportioned two bedroom lower ground floor apartment with its own front entrance and private courtyard garden to the rear.



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

Flat 1 7 Berkeley Place, Cheltenham GL52 6DB

A generously proportioned two bedroom lower ground floor apartment with its own front entrance and private courtyard garden to the rear. It is within easy walking distance of local parks and the town centre and its accommodation comprises in brief an entrance hall, a large living/dining room with patio doors leading to the rear garden, a modern fitted kitchen/breakfast room, two bedrooms and a bathroom with a bath and separate shower cubicle. Benefits of this fine Grade II listed property include gas fired central heating and good storage including a garden store. Council tax band A. Lease 88 years remaining. Current ground rent £456 per annum. Current service charge £1,140 per annum (reviewed annually) and permit parking in Zone 15 at a cost of £65.50 per annum for the first vehicle and £131.15 per annum for the second vehicle.



Directions

Leave Cheltenham via The Promenade and turn left onto Montpellier Terrace. At the traffic lights proceed straight over and turn left at the roundabout onto Old Bath Road. Turn left at the traffic lights onto London Road and turn right at the traffic lights onto Hewlett Road. Take the first left onto Berkeley Place.

Price:

£220,000

Tenure:

Leasehold

Contact:

Nigel Errington-Smith

