



St Georges Road

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ESTATE AGENTS

St Georges Road

Ashmore Court, St Georges Road, Cheltenham, GL50 3ED

Guide Price £225,000 Share of Freehold

A raised ground floor 2 bedroom apartment with off-road parking just a short walk from Waitrose and the town centre.

NO ONWARD CHAIN • entrance hall • open plan living/dining/kitchen area • 2 bedrooms • bathroom • gas central heating • allocated parking • character features • secure entry phone system • loft storage

Description

Situated on the ground floor of this attractive period building, the apartment has retained a number of character features including high ceilings and sash windows. The very well presented accommodation includes entrance hall, open plan living/dining/kitchen area with a lovely full depth box bay sash window and functioning shutters, 2 good size bedrooms (bedroom 1 has a large walk-in wardrobe), and a refitted bathroom with shower over the bath. The second bedroom has a mezzanine for additional storage or a sleeping area. The apartment has 3 useful loft spaces with one housing the combination boiler. The apartment further benefits from allocated parking.

Cheltenham Borough Council Tax Band C (£1,738.24 - 2022/23).

999 Year Lease from 2006; Share of Freehold; Service Charge - £145.00/month

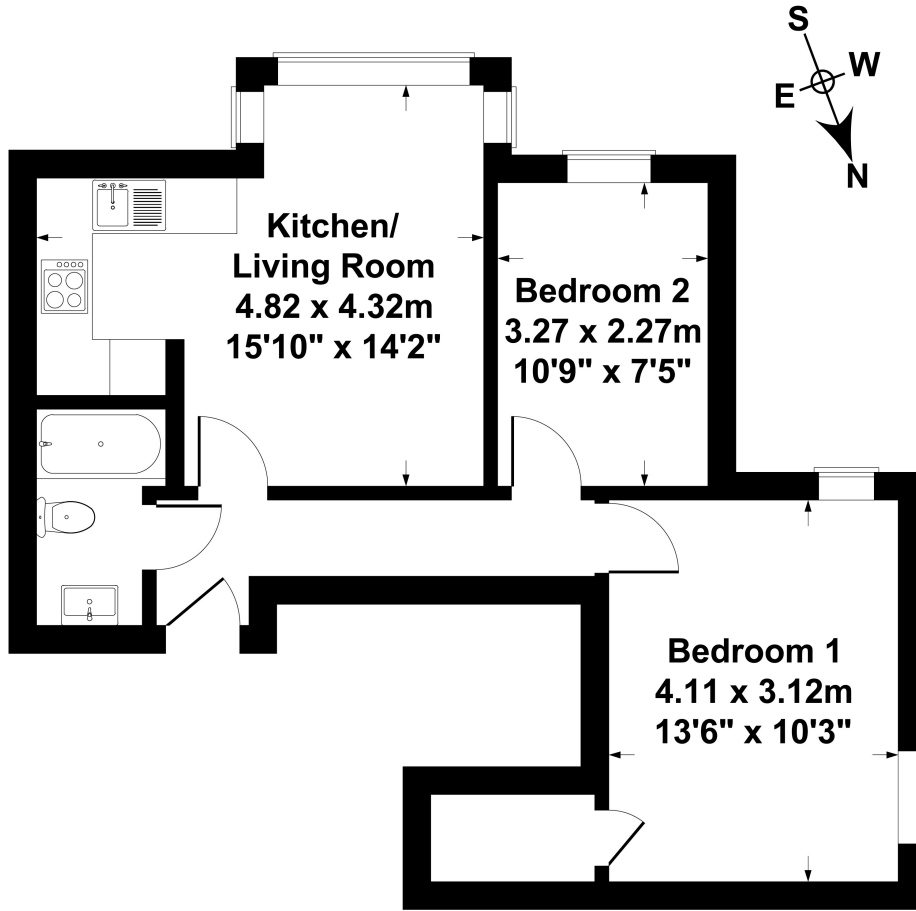




Situation

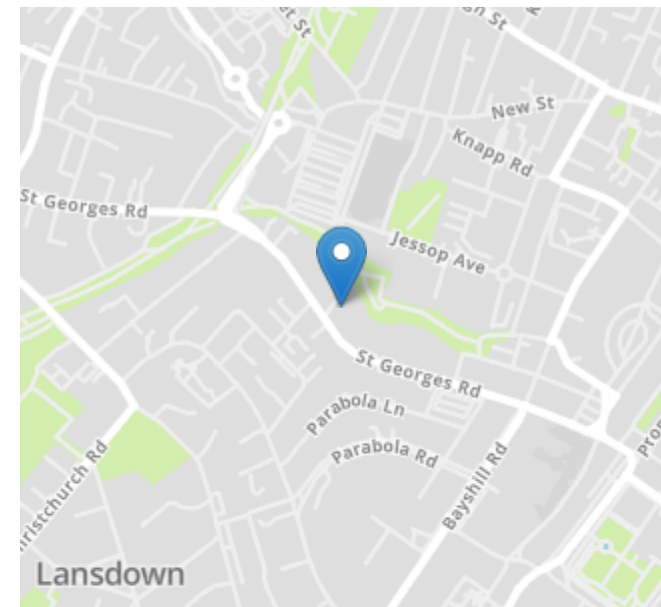
St Georges Road is well placed for easy access to the railway station, town centre, and major road links. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to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

Approximate gross internal area
48.27 sq. metres (520 sq. feet)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	80
(55-68)	D		
(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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