



Oriel House



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Oriel Road, Cheltenham, GL50 1XP

£295,000 Leasehold

A stylish, 2 double bedroom, second floor apartment with secure allocated parking and situated within this prime central location.

NO ONWARD CHAIN • desirable prime town centre location • lovely two double bedroom apartment • immaculately presented dual aspect open plan living/dining/kitchen • modern family bathroom • lift access • good rental potential

Description

A superbly located, second floor, two bedroom apartment with lift access and secure parking behind electronic gates. Located in the centre of Cheltenham at the junction of Oriel Road and Vittoria Walk sits Oriel House. Finished in 2019, the contemporary block of apartments provides modern and luxurious living with gated off-street parking and lift access, as well as a secure bike store for residents. Flat 8 is found on the second floor of this immaculately presented development and occupies the southwest corner of the building. Entering through well maintained communal areas, this apartment benefits from 2 good size double bedrooms and a stylish bathroom. On entering the apartment, the welcoming inner hall leads to a generous open plan living space with ample living, dining and entertaining areas. The sleek kitchen has an attractive range of wall and base units with integrated appliances. Both bedrooms are located off the hallway and the modern bathroom is well-appointed with a white suite and grey floor and wall tiles. Cheltenham Borough Council - Tax Band D.



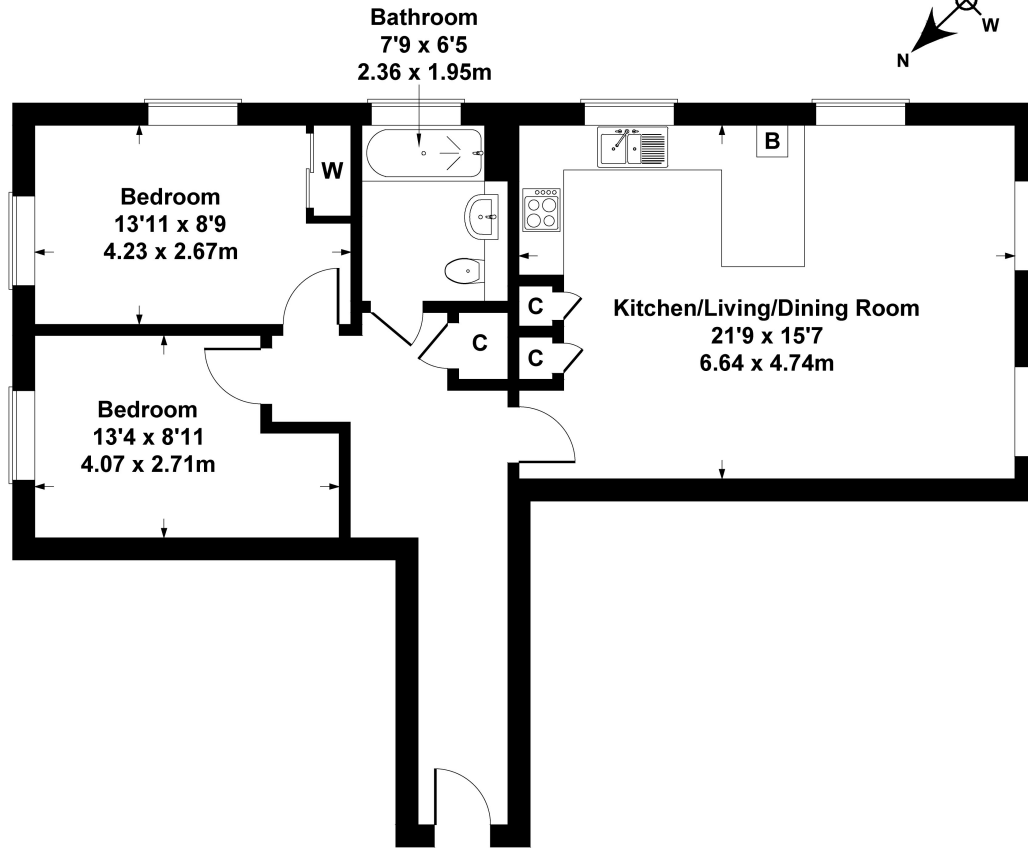


Situation

Oriel Road is a premier central location just a short walk from the town centre, Sandford Park and Imperial Gardens. 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.

Flat 8 Oriel House

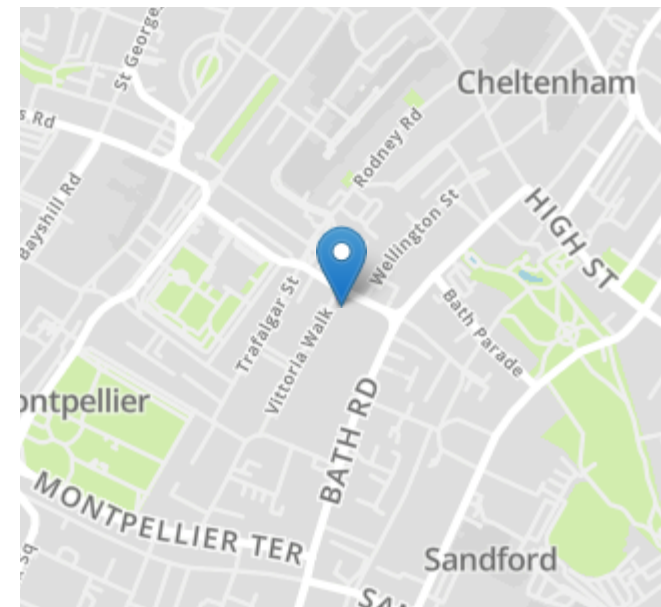
Approximate Gross Internal Area
775 sq ft - 72 sq m



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.

Produced by Potterplans Ltd. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	81
(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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