



Queens Road

 Nick
GRIFFITHS
ESTATE AGENTS

Eltham Lawn

Queens Road, Cheltenham, GL50 2LS

£279,950 Share of Freehold

A well presented, 2 bedroom, first floor apartment, just a short walk to the fashionable boutiques and restaurants of Montpellier, and the railway station.

NO ONWARD CHAIN • entrance hall • living room • refitted kitchen • 2 double bedrooms • modern bathroom • allocated parking • well tended communal garden • windows & patio doors installed 2022 • bike & bin storage • highly sought after location

Description

A well presented, 2 double bedroom apartment, situated in a sought after location and within walking distance of the fashionable Promenade and Cheltenham Railway Station. Enjoying lovely leafy views from the south facing balcony, this well proportioned apartment includes a welcoming reception hall, which leads to the light and airy living room with sliding patio doors to the sunny balcony. The sleek kitchen has been refitted with attractive white glossy units, wooden worktops and matching breakfast bar. Both bedrooms have built-in wardrobes and the modern bathroom has also been up-graded by the current owner. Externally, there is an allocated parking space, a well stocked communal garden, a concealed bin, and additional secure bike store. Offered for sale with no onward chain. Cheltenham Borough Council Tax Band C. Lease 999 years from 1st October 1984. Service charge - £1999.99 for period 01/10/22 - 30/09/23.

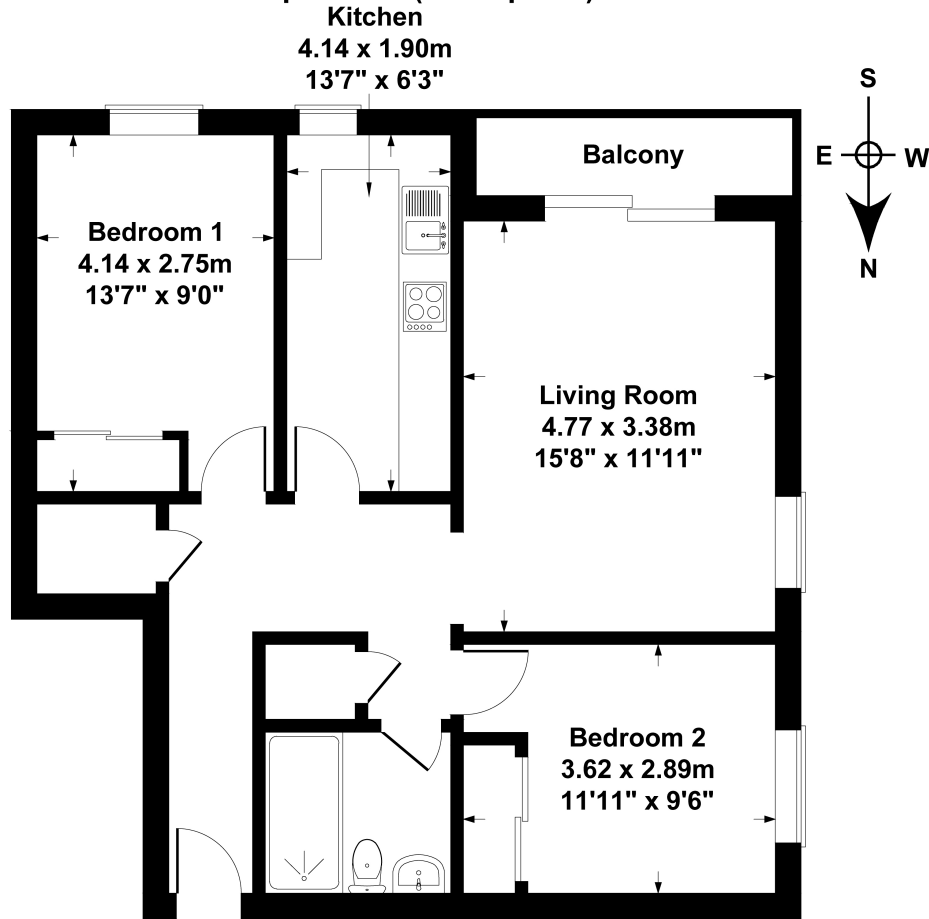




Situation

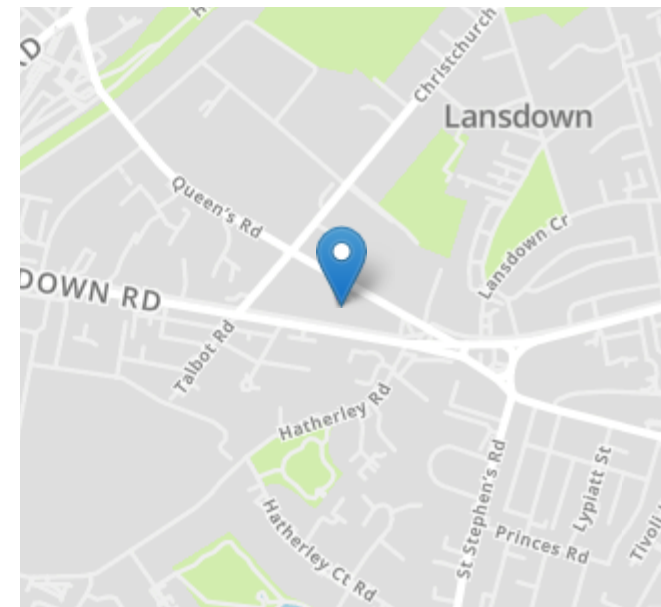
Eltham Lawn is set back from Queens Road, just a short stroll from local shops and the railway station. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

**Approximate Gross Internal Area
66 sq. metres (710 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	78	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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