

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

#### Disclaimer:

Conditions under which particulars are issued Nigel Errington-Smith & Company Limited for themselves and for the Vendors of this property, whose agents they are, give notice that:

1). The particulars are set out as a general outline for the guidance of intending purchasers, and do not constitute part of an offer or contract. 2). All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3). Photographs may have been taken with a wide angle lens. 4). No person in the employment of Nigel Errington-Smith & Company Limited has any authority to make or give any representation or warranty whatever in relation to this property.

#### For the Guidance of Interested Parties:

- a). If any particular points are important to your interest in the property then please ask for further information. b). We have not tested any of the services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. c). It should not be assumed that any contents, furnishings or other items are included in the sale or that the property remains as photographed and as described. No assumptions should be made about any part of the property, which is not photographed or described.
- d). Any areas, measurements, distances or aspects referred to are for guidance only and are not precise. If such details are fundamental, purchasers should rely on their enquiries.
- 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.
- f). Purchasers must satisfy themselves by inspection of the property and relevant original documentation or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. g). The information in these particulars is given without responsibility on the part of Nigel Errington-Smith & Company Limited or their clients.



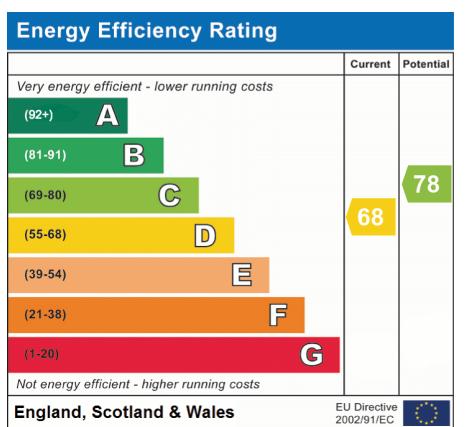
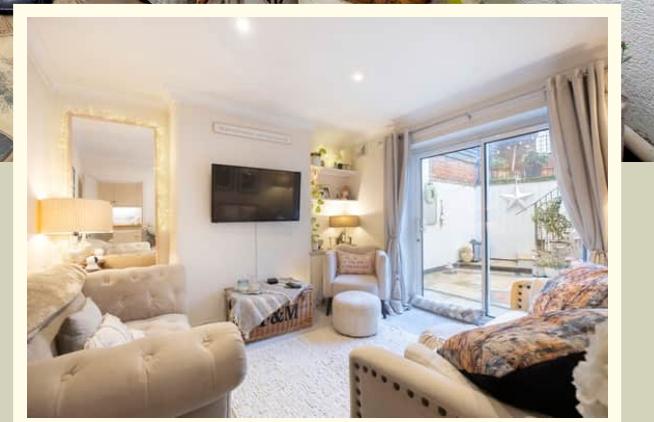
erringtonsmith

town and village properties



## 7 Casino Place, Cheltenham, Gloucestershire GL50 2BB

A beautifully presented one bedroom garden flat benefiting from its own private entrance, enclosed courtyard garden and off road parking for two vehicles ideally situated in the highly sought-after residential area of The Suffolks conveniently located close to local shops and within walking distance of the Bath Road, Montpellier and the town centre beyond.



## 7 Casino Place, Cheltenham, Gloucestershire GL50 2BB

A beautifully presented one bedroom garden flat benefiting from its own private entrance, enclosed courtyard garden and off road parking for two vehicles ideally situated in the highly sought-after residential area of The Suffolks conveniently located close to local shops and within walking distance of the Bath Road, Montpellier and the town centre beyond. Presented in excellent decorative order throughout the stylish accommodation comprises in brief an entrance hall, a modern fitted kitchen, a living room with sliding doors opening directly on to the courtyard garden creating a bright and sociable living space, a versatile study or occasional second bedroom, an inner hallway leading to the generous main bedroom with a built-in storage cupboard and contemporary bathroom fitted with a shower over the bath. Further benefits of this splendid property, forming part of a fine Grade II Listed building, include shutters to the main bedroom, gas fired central heating, some double glazing and an enclosed courtyard garden enjoying an idyllic setting for outdoor entertaining and relaxation. Lease has 101 years remaining. £400 per annum is paid to cover the buildings insurance, admin and management company fees. Ground rent is £100 per annum. Council Tax Band - A



### Directions

Leave Cheltenham via Promenade and continue over the roundabout into Suffolk Square. Turn left at the traffic lights onto Suffolk Road and take the third turning on the right into Casino Place. The property can be found on the left hand side.

### Price:

£240,000

### Tenure:

Leasehold

### Contact:

Karen Short

