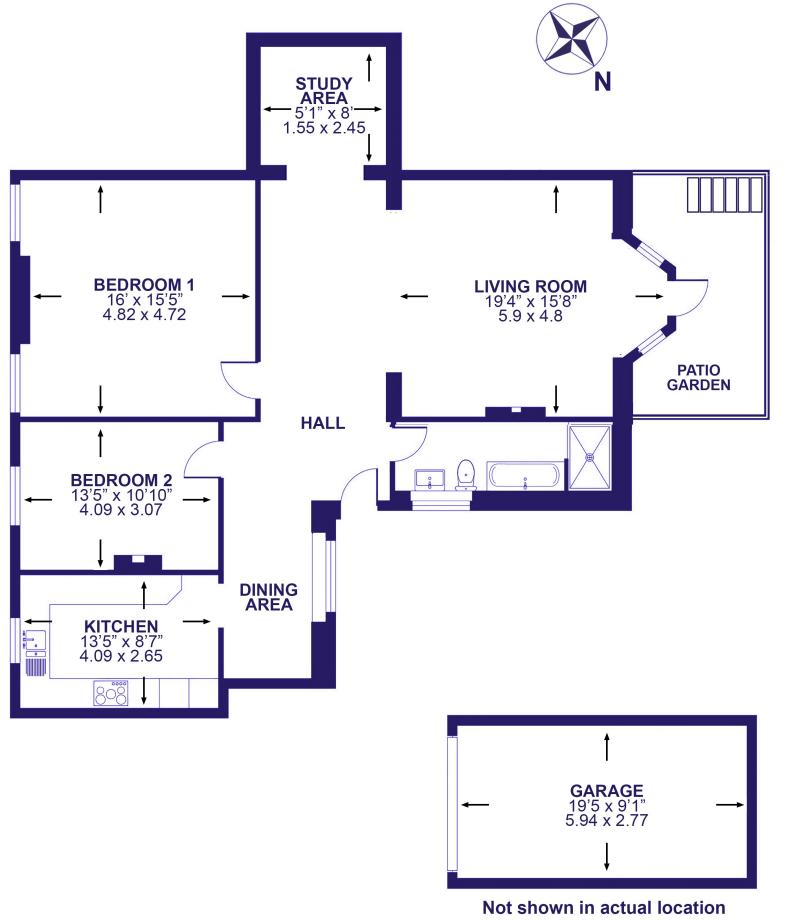


Approximate Area = 1437 sq ft / 133.4 sq m (includes garage)  
For identification only - Not to scale



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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#### THE PROPERTY OMBUDSMAN

Approved Redress Scheme

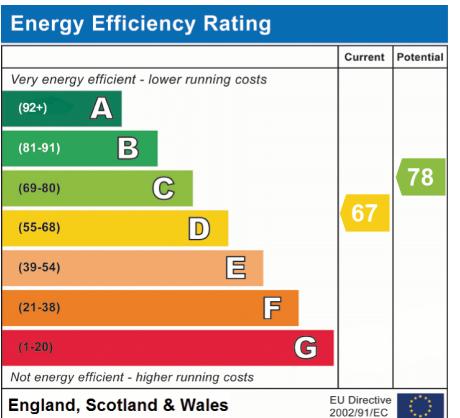


erringtonsmith  
town and village properties



Flat 7, 21 Queens Road, Cheltenham, Gloucestershire  
GL50 2LR

Forming part of this detached period building is this spacious and beautifully presented two bedroom garden apartment, benefiting from its own entrance, its own patio garden and a garage, ideally situated in a popular residential area close to Cheltenham Spa railway station, local shops and within easy reach of the town centre.



Residential Sales | Lettings | Property Management

01242 575805 [www.erringtonsmith.com](http://www.erringtonsmith.com) 107 Promenade Cheltenham Gloucestershire GL50 1NW

## Flat 7, 21 Queens Road, Cheltenham, Gloucestershire GL50 2LR

Forming part of this detached period building is this spacious and beautifully presented two bedroom garden apartment, benefiting from its own entrance, its own patio garden and a garage, ideally situated in a popular residential area close to Cheltenham Spa railway station, local shops and within easy reach of the town centre. Presented in very good decorative order throughout, the well-proportioned accommodation comprises in brief a welcoming entrance hall leading into a generous living room with direct access to its own patio garden complete with steps up to the communal garden, a useful study area, a substantial main bedroom, a second double bedroom, a family bathroom with a separate shower, a dining area and good sized modern, well-equipped fitted kitchen. Further benefits of this splendid property include double glazing, gas fired central heating, attractive parquet flooring, a garage, and an additional large communal garden and unallocated communal off road parking. Council tax band - D. Lease has 943 years remaining with a share of the freehold. Ground rent £0. Service charge is £2,300 per annum (including buildings insurance). Apartment is shown in rear elevation photo.



### Directions

Leave Cheltenham via the Lansdown Road and at the traffic lights turn right into Christ Church Road. At the traffic lights turn right into Queens Road and the property can be found on the left hand side.

### Price:

£445,000

### Tenure:

Leasehold Share of Freehold

### Contact:

Karen Short

