



Oriel Road



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Cheltenham, GL50 1XN

£395,000 Leasehold

An impressive, 2 bedroom, split level apartment with its own private courtyard and allocated parking space, just a few hundred yards from the town centre and Imperial Gardens.

NO ONWARD CHAIN • living/dining room • kitchen/breakfast room • 2 double bedrooms • 2 bath/shower rooms • private courtyard • allocated parking space • gas central heating • secure gated entrance • secure entry phone system • Grade II listed

Description

A beautifully presented duplex apartment forming part of this small select gated development close to Montpellier and the town centre. The accommodation includes a secure communal entrance, living/dining room with feature fireplace, kitchen/breakfast room with a range of quality integrated appliances, 2 good size double bedrooms, and 2 bath/shower rooms (1 en suite and 1 Jack & Jill). Outside, there is an allocated parking space for 1 car and a private courtyard garden accessed via the lower ground floor.

Further Information:

Lease 999 years from January 2012. **Service charge** £1362 per year (reviewed annually). **Ground Rent** £250 per year. **Freeholder** RG Securities. **Management Company** Pier Management and Cambray Management

Local Authority Cheltenham Borough Council. **Tax Band** D. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



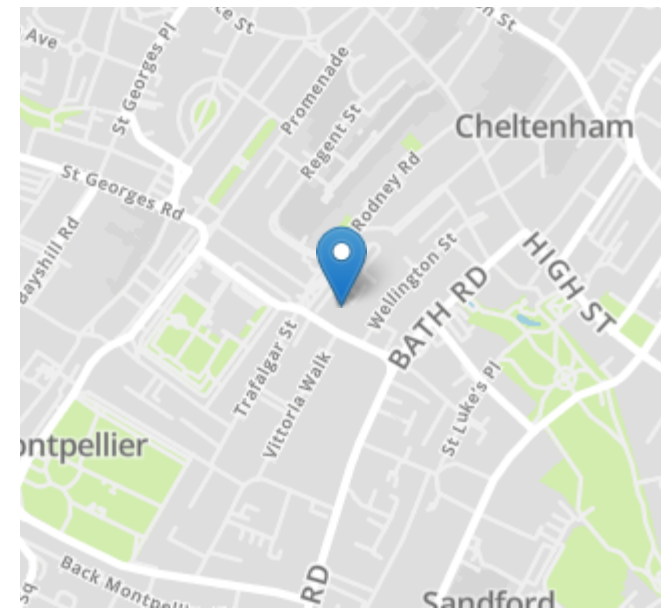
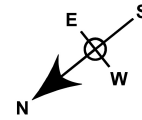


Situation

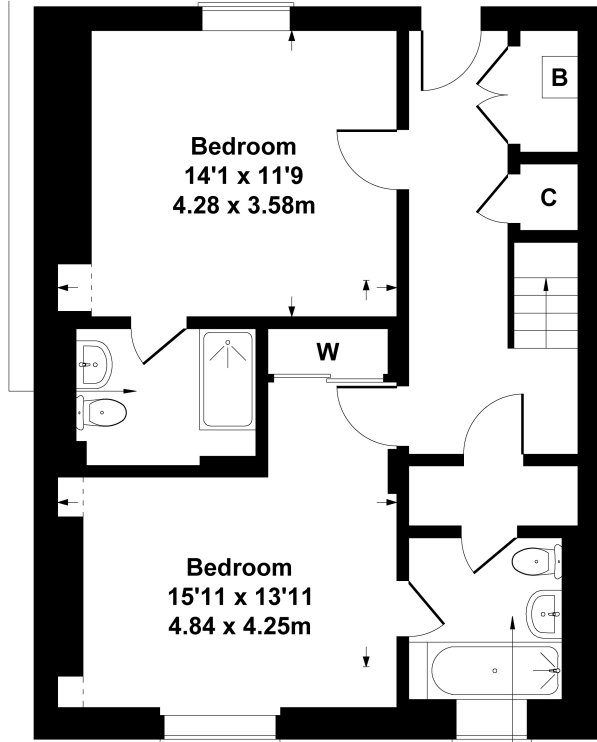
Situated in this prime position just a few hundred yards from the town centre, Montpellier, Sandford Park, the hospital, and the Lido. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

Flat 1, 3 Oriel Villas

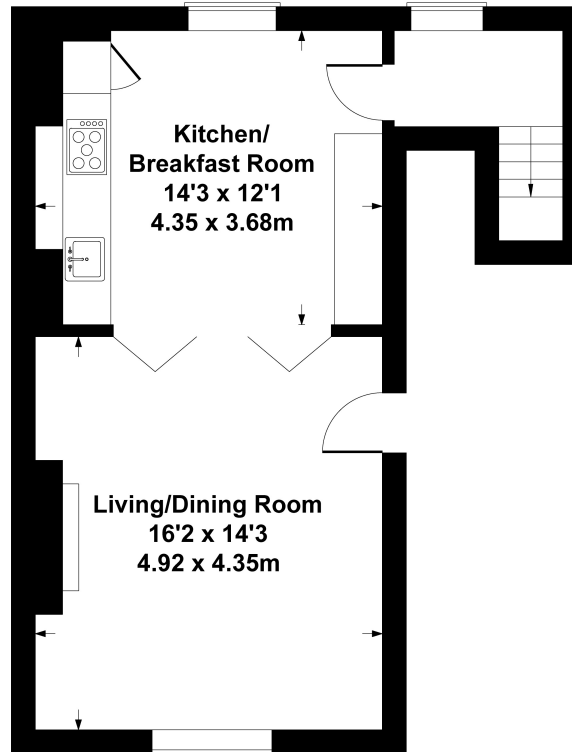
Approximate Gross Internal Area
1055 sq ft - 98 sq m



En-suite
7'5 x 5'7
2.25 x 1.71m



LOWER GROUND



GROUND FLOOR

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	76
(55-68)	D	
(39-54)	E	57
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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