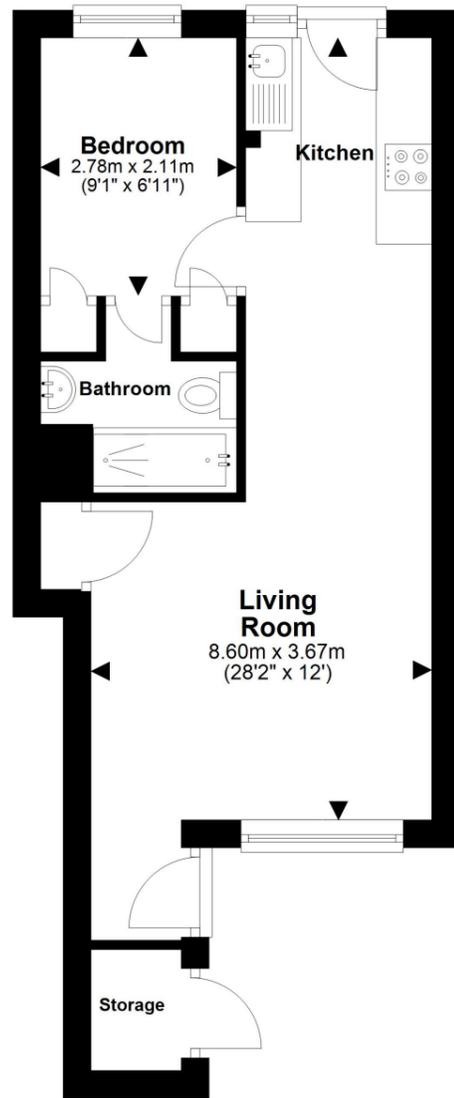


Ground Floor



Total area: approx. 35.4 sq. metres (380.6 sq. feet)

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
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



36 River Leys, Swindon Village, Cheltenham, Gloucestershire GL51 9RY

A superbly presented one double bedroom garden maisonette situated in a residential area close to local amenities.



Residential Sales | Lettings | Property Management

01242 575805 www.erringtonsmith.com 107 Promenade Cheltenham Gloucestershire GL50 1NW

36 River Leys, Swindon Village, Cheltenham, Gloucestershire GL51 9RY

A superbly presented one double bedroom garden maisonette situated in a residential area close to local amenities with accommodation comprising an open plan modern fitted kitchen and living/dining room, a double bedroom with a fitted wardrobe and an en-suite bathroom with a shower over the bath. Benefits of this fine property include a beautiful southerly-facing rear garden, double-glazing and a driveway with parking for one vehicle. Lease has 58 years remaining and is currently undergoing a lease extension to 999 years. Council Tax Band-A.



Directions

Leave Cheltenham via the Tewkesbury Road (A4019). Continue along the Tewkesbury Road and at the traffic lights turn left into Hayden Road. At the mini roundabout turn right into River Leys, turn right to stay in River Leys where the property can be found on the right hand side.

Price:

£140,000

Tenure:

Leasehold

Contact:

Winnie Taylor

