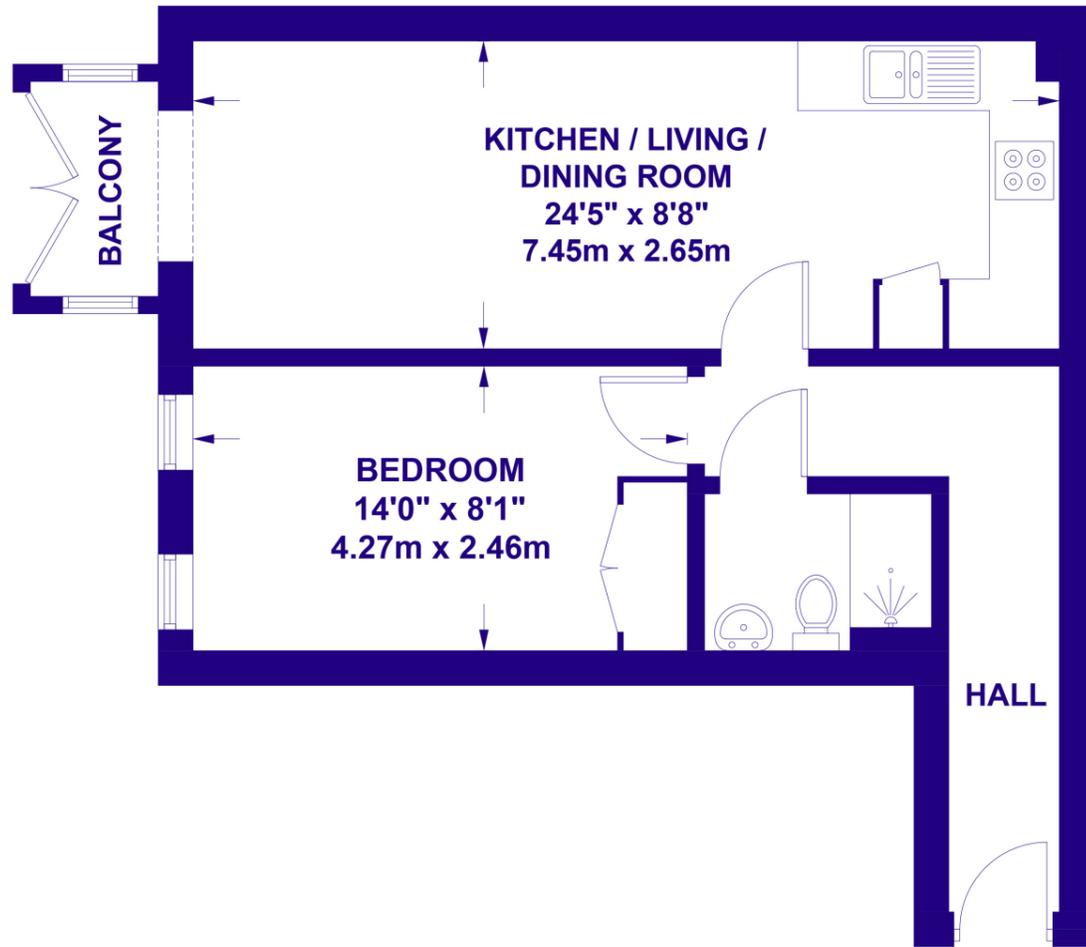


Approximate Gross Internal Area = 41.4 sq m / 446 sq ft



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

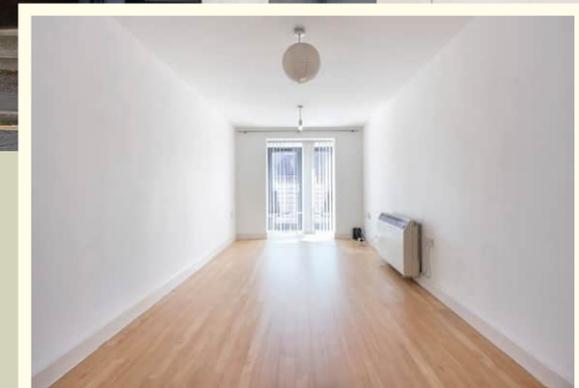
Disclaimer:

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Flat 5 19 St Pauls Street South, Cheltenham, Gloucestershire GL50 4AW

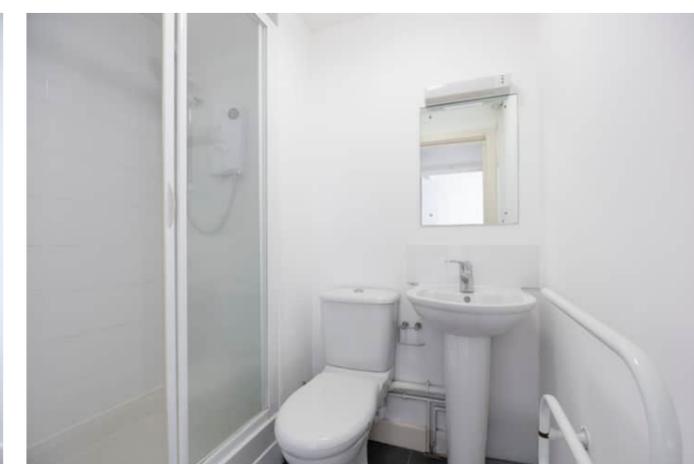
A well presented modern first floor one bedroom apartment located near local shops and within easy reach of the University of Gloucestershire, Pittville Park, the Brewery Quarter and the town centre beyond.

Residential Sales | Lettings | Property Management

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

Flat 5 19 St Pauls Street South, Cheltenham, Gloucestershire GL50 4AW

A well presented modern first floor one bedroom apartment located near local shops and within easy reach of the University of Gloucestershire, Pittville Park, the Brewery Quarter and the town centre beyond. Its well-proportioned accommodation comprises in brief an entrance hallway, a double bedroom with a fitted wardrobe, a shower room and an open plan modern fitted kitchen/living/dining room with French doors leading onto a Juliette balcony. Further benefits of this property, ideal as a starter home or an investment property include double glazing and electric heating. Council tax band - A. Lease has 955 years remaining. Ground rent £0. Service charge is £1,356.16 per annum which is reviewed annually. Option for residents permit parking in Zone 11, £65.50 for first vehicle and £131.15 for a second vehicle. No onward chain.



Directions

Leave Cheltenham via Royal Well Road, continue straight onto Clarence Street and North Street then North Place. Turn left at the traffic lights onto St Margaret's Road that leads into Swindon Road. Continue past The Brewery Quarter and take the fourth turning on the left into St Pauls Street South. The property can be found on the right hand side.

Price:

£150,000

Tenure:

Leasehold

Contact:

Karen Short