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Nick  
**GRIFFITH**  
ESTATE AGENTS

# Great Norwood Street

## Cheltenham, GL50 2AN

### £299,950 Leasehold

An impressive 2 bedroom, split level apartment with its own entrance, situated in this vibrant location close to Montpellier.

NO ONWARD CHAIN • reception hall • living room • kitchen/dining room • 2 double bedrooms • Jack & Jill shower room • gas central heating • residents permit parking • character features

#### Description

A beautifully presented, Grade II listed, duplex apartment with its own private entrance. The good size accommodation includes reception hall, first floor living room with impressive sash windows and feature stone fireplace, kitchen/dining room with a range of appliances, 2 good size double bedrooms, Jack & Jill shower room, and a separate cloakroom. The apartment further benefits from gas central heating, residents permit parking, and is offered with no onward chain. Cheltenham Borough Council Tax Band C.

Leasehold Information: 6a Great Norwood Street was granted a 999 year lease from the freeholder, from 17th August 2000. It has a liability of 66.67% of any repairs that are required to be carried out. No ground rent is collected.

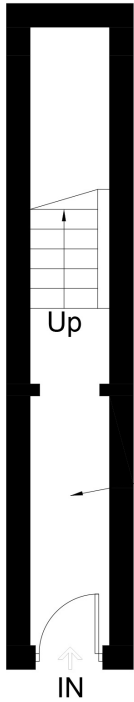
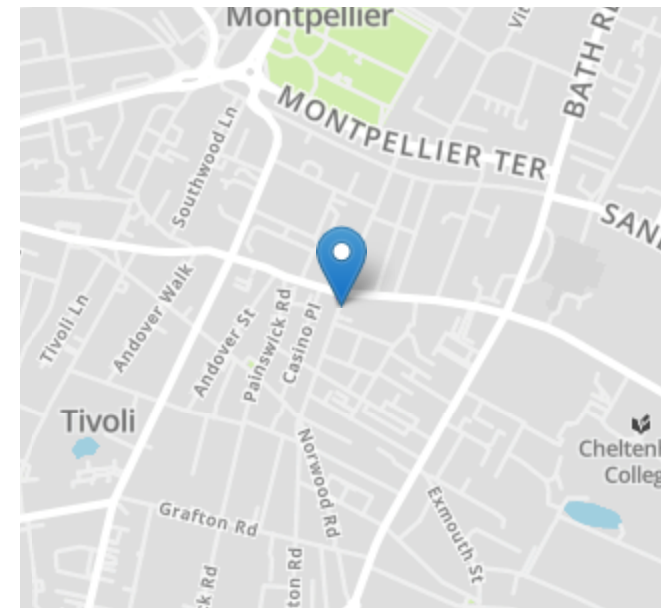




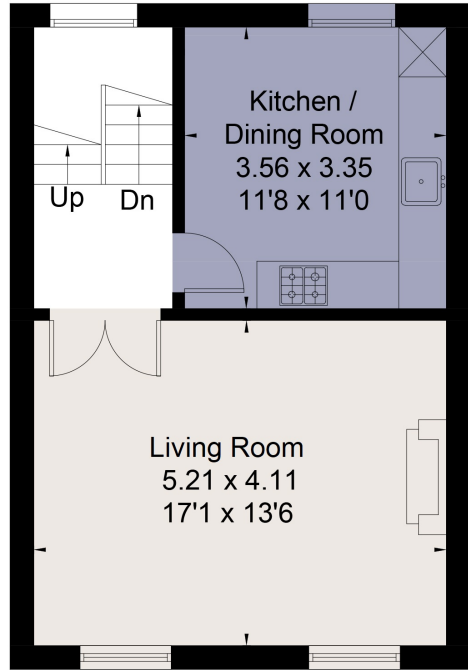
### Situation

Nestled in the heart of The Suffolks within a short stroll of Montpellier, Tivoli Parade and Bath Road. 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.

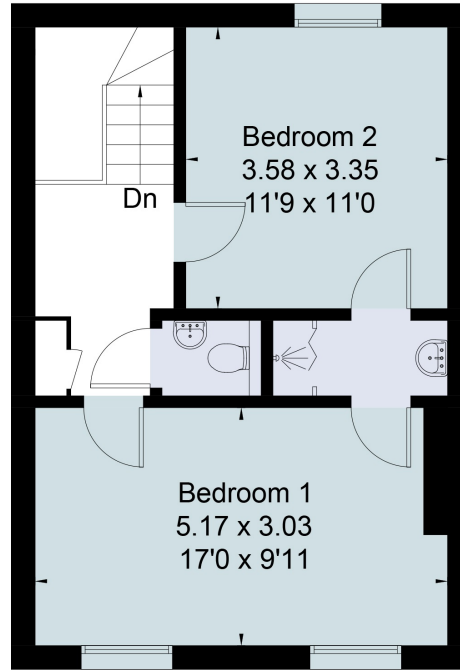
Approximate Area = 89.6 sq m / 964 sq ft  
 Including Limited Use Area (0.6 sq m / 6 sq ft)  
 For identification only. Not to scale.  
 © Fourwalls



Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 268926

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		75
(55-68)	62	
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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