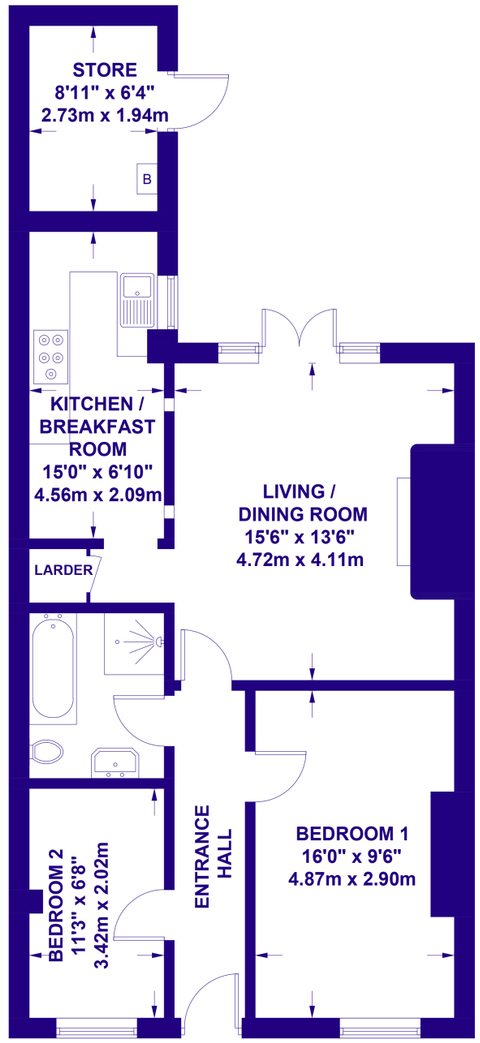
Approximate Gross Internal Area = 701 sq ft / 65.1 sq m
Store = 58 sq ft / 5.4 sq m
Total = 759 sq ft / 70.5 sq m



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

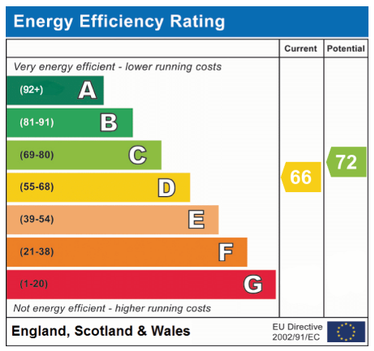
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Approved Redress Scheme



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Flat 1 7 Berkeley Place, Cheltenham GL52 6DB

A generously proportioned two bedroom lower ground floor apartment with its own front entrance and private courtyard garden to the rear.

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

Flat 1 7 Berkeley Place, Cheltenham GL52 6DB

A generously proportioned two bedroom lower ground floor apartment with its own front entrance and private courtyard garden to the rear. It is within easy walking distance of local parks and the town centre and its accommodation comprises in brief an entrance hall, a large living/dining room with patio doors leading to the rear garden, a modern fitted kitchen/breakfast room, two bedrooms and a bathroom with a bath and separate shower cubicle. Benefits of this fine Grade II listed property include gas fired central heating and good storage including a garden store. Council tax band A. Lease 87 years remaining. Current ground rent £456 per annum. Current service charge £1,320 per annum (reviewed annually) and permit parking in Zone 15 at a cost of £65.50 per annum for the first vehicle and £131.15 per annum for the second vehicle.













Directions

Leave Cheltenham via The Promenade and turn left onto Montpellier Terrace. At the traffic lights proceed straight over and turn left at the roundabout onto Old Bath Road. Turn left at the traffic lights onto London Road and turn right at the traffic lights onto Hewlett Road. Take the first left onto Berkeley Place.

Price:

£198,000

Tenure:

Leasehold

Contact:

Nigel Errington-Smith