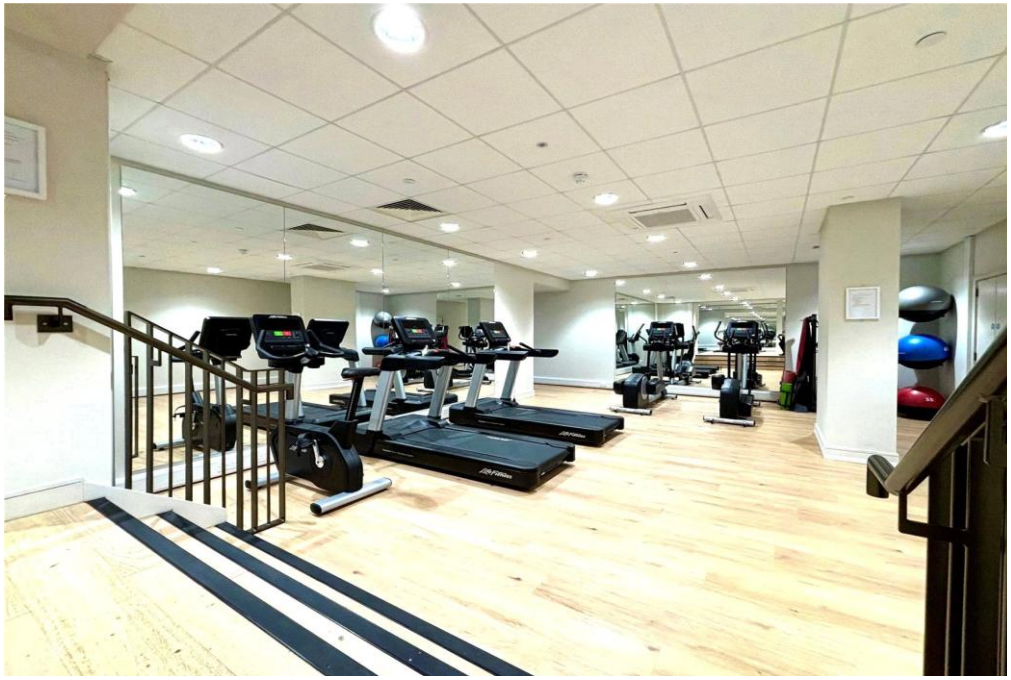


Asking Price £229,950 | Leasehold

St. Georges Road, Cheltenham GL50 3FL





St. Georges Road, Cheltenham GL50 3FL

- Stylish First Floor, One Bedroom Apartment
- Entrance Hall with Recorded Video Entry
- Open Plan Living Room & Kitchen
- Stylish Fitted Kitchen with NEFF Appliances & Quartz Surfaces
- Separate Shower Room
- Well-Equipped Communal Gymnasium
- Allocated Parking
- Popular Central Location Close to Cheltenham Promenade
- Beautifully Presented Communal Areas
- NO ONWARD CHAIN
- Service Charge - £1,692 p.a.|Ground Rent - £200 p.a.| Lease 992 years

A generously proportioned and stylish one bedroom apartment at Rivershill, a recently built complex close to the Promenade in Cheltenham. Featuring an entrance hall, open plan living room and stylish fitted kitchen, balcony, double bedroom, shower room, a well-equipped communal gymnasium and allocated parking.

Rivershill Apartments was completed in 2022 and provides premium accommodation in the centre of Cheltenham. The Promenade is just a five-minute walk.

The communal areas are second to none, with the main entrance feeling like a luxury hotel. There are lifts to all floors and wide well-kept hallways making for a clean and pleasant environment. The basement features a large and well-stocked gymnasium which is open 24/7 and has an array of cardio and weight-lifting equipment.


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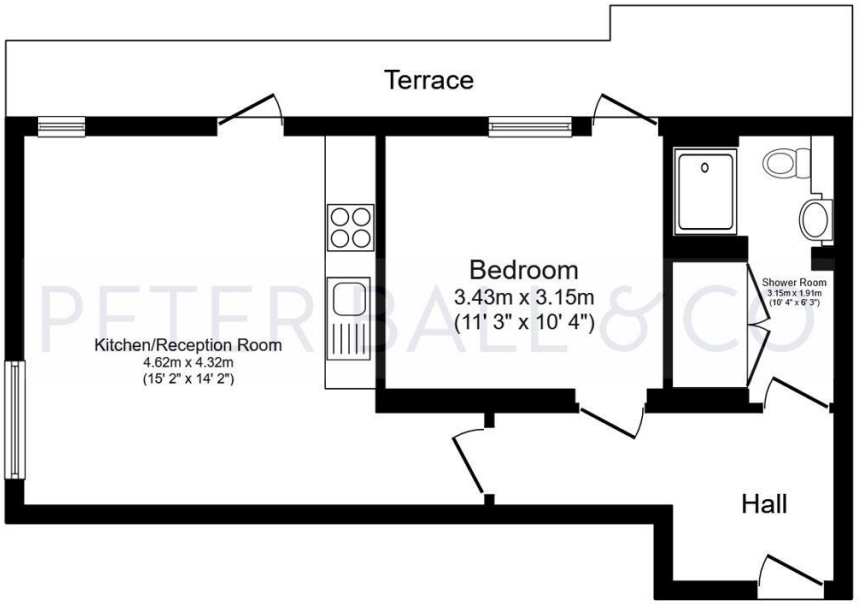
The apartment is located on the ground floor and enjoys large floor to ceiling windows providing a flood of natural light. On entering the hallway there is plenty of space for coats and an ideal space for seating to remove shoes. The hallway leads into an open plan living room /stylish fitted kitchen with Quartz surfaces, and a number of NEFF appliances, including a fridge freezer, dishwasher, fan assisted oven, ceramic hob, and cooker hood. This space enjoys large windows with fitted blinds and a double aspect. The open plan living room and kitchen measure 15'2 x 12'2. The double bedrooms measures 11'3 x 10'4 and has a window and glass panel door directly onto a personal balcony.

Finally, there is an attractive shower room with an over-size shower cubicle and under-floor heating. There is a large utility cupboard with plumbing for a washing machine and a warm air heat recovery system, allowing for lower bills due to the recirculation of ambient heat.

Further benefits include no onward chain, allocated off road parking (including two visitor spaces to the front), a TV intercom system and an app controlled electric heat system with zones.







Ground Floor

Total floor area: 47.8 sq.m. (515 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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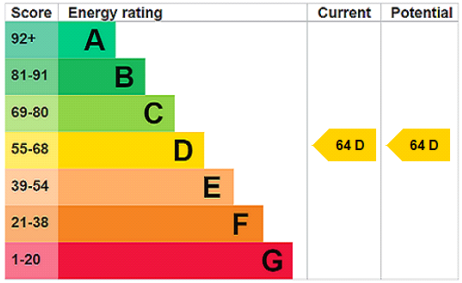
Key Information

Local Authority
Cheltenham Borough Council

Council Tax
Band = B

Tenure
Leasehold

EPC
Rating = D



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*Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed.

Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Peter Ball.