SAM RAY PROPERTY.CO.UK

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7 Millbrook Gardens Millbrook Street, Cheltenham GL50 3RQ

- Modern First Floor Apartment
- Dual Aspect Orientation/ Light & Airy
- Long Lease & Share of Freehold
- 12' Reception, 10' x 9' Kitchen/ Diner
- Ideal First Purchase or Buy to Let
- Purpose Built & Well Presented
- Allocated Off Road Parking Space
- Double Bedroom & Mod. Bathroom

£132,500

Modern First/ Top Floor Flat close to Waitrose – Ideal First Purchase or Buy to Let Investment in Quality Location...

Comprising 7' Hall, 12' Dual Aspect Reception, 10' Kitchen/ Dining, Double Bedroom & Modern Re-fitted Bathroom...

Some Minor Cosmetics Req. yet Electrical Upgrade, 'Worcester' Boiler, Share of Freehold & Parking Space.

COMMUNAL ENTRANCE AREA

Part glazed door with intercom access leads to stairway rising to the first floor.

APARTMENT HALL/ LOBBY 6' 4" x 6' 1" (1.93m x 1.85m)

Wall mounted intercom access phone, door to built-in storage/ cloaks cupboard. Ceiling hatch to loft, radiator, power point, doors to reception, bedroom and bathroom.

SITTING ROOM

12' 0" x 11' 0" (3.65m x 3.35m)

Front aspect double glazed sliding doors to 'Juliet' balcony, side aspect window, ceiling coving, double panel radiator, power points, TV point. Open to...

KITCHEN / DINING ROOM 9' 9" x 8' 8" (2.97m x 2.64m)

Range of eye, base and drawer units, wood effect work surfaces, tile splashback areas, single stainless steel sink and drainer, inset oven, hob and extractor, plumbing / space for washing machine, space for full height fridge / freezer, space for dining table, power points, radiator, front aspect window, wood effect flooring, rack of ceiling spotlights, ceiling coving, wall mounted 'Worcester' gas boiler.

DOUBLE BEDROOM 11' 0" x 9' 0" (3.35m x 2.74m)

Side aspect window, ceiling coving, laminate flooring, radiator, power points.

BATHROOM SUITE

6' 4'' x 5' 9'' (1.93m x 1.75m) Modern white suite with panelled bath, wall mounted shower system, glass shower screen, pedestal wash basin, low level W.C, tiled walls/ splash-backs, ceiling extractor fan, wood effect vinyl flooring.

PARKING

Allocated off road parking space is situated to the rear of the block.

TENURE

Leasehold with Share of Freehold.

LEASE LENGTH

Approx. 965 years left unexpired.

SERVICE CHARGE

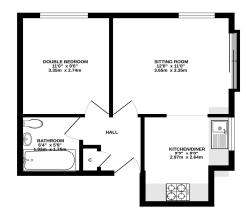
c. £65 Per Month (includes buildings insurance)

COUNCIL TAX '23 – '24 Band 'A'





GROUND FLOOR



Sam Ray Property have not tested any equipment, apparatus or services and hence cannot confirm working order. Verification is best sought through your solicitor or surveyor. These particulars / measurements are for guidance purposes, giving a general outline of the property, accuracy cannot be guaranteed and do not constitute all or part of an offer or contract.