

OFFICE: 01242 222 022

MOBILE: 07786 133768

EMAIL: info@samrayproperty.com



Flat 2, 19 Church Road St. Marks, Cheltenham GL51 7AL

- Period Raised Ground Floor Apartment
- Grand c. 16' x 16' Reception Room... with Tall Ceilings, Fireplace & Cornice
- Modern Fitted Kitchen and Bathroom
- Sizeable + Much Original Character
- Two Generous Double Bedrooms
- Communal Garden & Rear Terrace
- Oversize Garage & Off Road Parking

£249,500

Generous Sizing & Lots of Original Period Feature in this Ground Floor Apartment within Victorian Mansion – Ideally Situated Close to Cheltenham Station, Town & Road Links...

Grand 16'5 x 16' Reception Room, Two Large Double Bedrooms, Modern Fitted Kitchen & Bathroom + Separate Utility...

Oversize Single Garage, Off Road Parking plus Communal Garden and Rear Terrace.



COMMUNAL ENTRANCE AREA

Rear covered porch with wall mounted intercom access buzzers plus panelled door to Entrance Lobby and two small flights of Stairs leading to Flat Two.

APARTMENT ENTRANCE HALL

10' 4" x 3' 5" (3.15m x 1.04m)

Door to built-in linen/ storage cupboard, doors to sitting room, bedroom two and bathroom. Opening to Inner Hall (6'8 x 4'5) with further panelled doors to kitchen and bedroom one.

SITTING & DINING ROOM

16' 7" x 15' 11" (5.05m x 4.85m)

Focal point Period Fireplace with neo Georgian surround plus inset cast iron registry grate and floral tiled cheeks – flanked each side by recess alcove fitted display shelving. Shallow bay window with dual full height double glazed sash windows to the front aspect. Ceiling rose plus cornice with floral frieze, picture rails, double radiator, power points.

FITTED KITCHEN

9' 2" x 6' 8" (2.79m x 2.03m)

Modern kitchen with range of light wood effect eye, base and drawer units. Granite effect work surfaces and tile splash-back areas. Inset oven, ceramic hob. 1.5 bowl sink and drainer with mono tap. Recessed ceiling spotlights, side aspect casement windows, single panel radiator, tile effect vinyl flooring.

BEDROOM ONE

14' 0" x 12' 2" (4.26m x 3.71m)

Front aspect double glazed sash style bay windows. Ceiling cornice with floral motif. Picture rails. Radiator and power points.

BEDROOM TWO

13' 10" x 10' 10" (4.21m x 3.30m)

Rear aspect three quarter height sash window. Picture rails. Door to built-in storage. Power points and radiator.

BATHROOM

8' 4" x 5' 10" (2.54m x 1.78m)

Panelled bath with wall mounted shower system, pedestal wash basin, low level W.C, chrome ladder style heated towel rail/ radiator, stone tile walls and splash-back areas, side aspect opaque casement window.

OUTSIDE: COMMUNAL AREAS

A mature landscaped garden is accessed to the front of the property and is directly visible from main reception and main bedroom.

The garden is flanked by hard standing drive leading to rear aspect covered porch and sizeable seating & drying area.

GARAGE

Situated to the rear of the block; oversize brick built single garage with metal 'up & over' door.

TENURE

Leasehold with c. 90 years left unexpired.

SERVICE CHARGE & GROUND RENT

Approx. £150 per calendar month

SERVICES

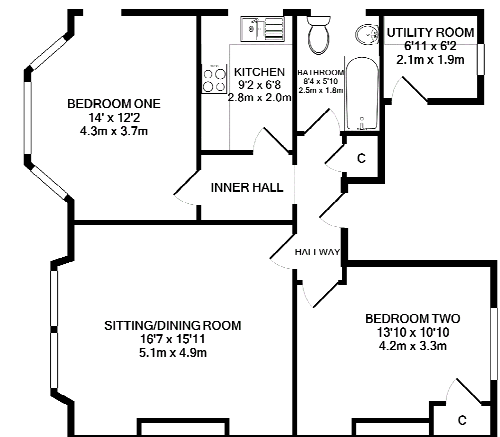
Mains gas, electricity, water and drainage are connected.

COUNCIL TAX

Band 'B'

VIEWING

By prior appointment via Sam Ray Property.



TOTAL APPROX. FLOOR AREA 883 SQ.FT. (82.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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