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Flat 4, 59 Queens Road Cheltenham GL51 0XR

- Superior Upper Floor Apartment
- Within Detached Victorian Villa
- Parking and Communal Gardens
- Close to Station, Montpellier etc...
- Stunning 15' x 14' Reception Rm
- Modern Kitchen & Bathroom Suite
- Large 13' x 11' Double Bedroom
- Ambiance and Original Character!

£195,000

***Authentic Period Style & Space on First Floor Apartment
within Grand Detached Villa...***

***Featuring Stunning 15' x 14' Reception with South
Facing Picture Windows, 13' x 11' Bedroom + Modern
Kitchen (Inc. Appliances) & Bathroom...***

***Parking (2) & Walking Distance to Station,
Amenities and Montpellier!***



No Onward Chain

COMMUNAL ENTRANCE AREA

Step up to communal front door with intercom access panel, common hall with stairway rising to the first floor. Panelled front door to...

APARTMENT 4 ENTRANCE HALL

4' 0" x 5' 5" (1.22m x 1.65m)

Double doors to built-in storage/ cloaks cupboards (also housing electric consumer unit). Ceiling cornice. Panelled doors to reception room and bathroom suite.

SITTING & DINING ROOM

15' 0" x 14' 1" (4.57m x 4.29m)

Dual front aspect three quarter height original working sash windows with southerly outlook across the communal garden. Focal point period style fireplace, ceiling cornice, ceiling rose, double radiator, power points & TV point, wall mounted intercom handset.

FITTED KITCHEN

9' 0" x 7' 6" (2.74m x 2.28m)

Range of eye, base and drawer units, marble effect laminate work surfaces, single composite sink and drainer with mono tap, tile splash-back areas, inset oven and hob with retractable extractor hood, plumbing and space for washing machine, integrated full height fridge/ freezer, wall mounted 'Worcester' gas boiler, power points, side aspect working sash window, grey oak effect flooring and double panel radiator.

DOUBLE BEDROOM

12' 8" x 11' 2" (3.86m x 3.40m)

Rear aspect working sash window, ceiling cornice, power points, radiator.

BATHROOM SUITE

10' 7" x 5' 5" (3.22m x 1.65m)

Modern white suite comprising panelled bath, wall mounted showers system and glass shower screen. Wash basin inset to vanity unit, low flush WC, chrome enamel ladder style radiator/ towel rail, grey oak effect flooring. Front aspect opaque glazed sash window.

OUTSIDE: PARKING & GARDENS

COMMUNAL GARDENS

Professionally tended front aspect gardens that are mainly laid to lawn with planted borders plus pedestrian pathway leading to parking and communal entrance area.

OFF ROAD PARKING

Situated to the side elevation; a neat tarmac drive provides one allocated off road parking space.

TENURE

Share of Freehold Interest.

SERVICE CHARGE/ MAINTENANCE

Approx. £250 per quarter

GROUND RENT

Non-Applicable (share of freehold)

SERVICES

Mains Gas, Electricity, Water and Drainage appear connected.

COUNCIL TAX

Cheltenham Borough Council - Band B

VIEWING

By prior appointment via Sam Ray Property.

