Flat 11, The Ferns, 30 Church Road, St. Marks, Cheltenham, Glos. GL51 7AN.

A well situated top (second) floor, two bedroom flat just off of Gloucester Road, with easy access to the A40 Golden Valley bypass to Gloucester & M5 Junction 11 (N&S), and less than a mile from Cheltenham Spa railway station and GCHQ.

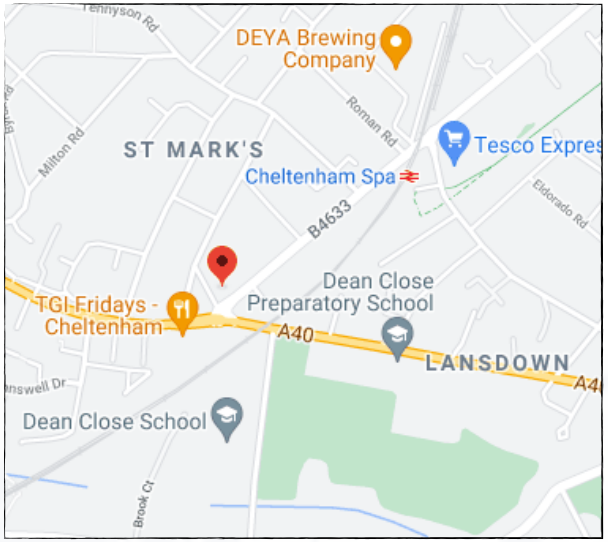
The property also consists of entrance hall, open plan living room & fully integrated kitchen, bathroom, and benefits from uPVC double-glazing and gas central heating.

There is a secure bike store and allocated parking for one vehicle.

Available with no onward chain.



Guide Price: £185,000





Open-plan Living Room & Kitchen



Tenure: Leasehold. 102 years remaining from 2026.
Service Charge: £420 per quarter. **Ground Rent:** Seller advises £150 per annum.
Council Tax Band: B.
EPC Rating: C.





Bedroom One

- Property Type: Second floor flat.
- Construction: Standard (Brick & Tile).
- Utilities: Mains gas, electricity, water, and sewerage. Sewerage: Mains drainage operating via a sewage pump and macerator system.
- Parking: One allocated space in private car park.
- Broadband Speed: Ultrafast (up to 5500 Mbps).
- Mobile Signal: Indoor signal variable to good from major providers. Buyers are encouraged to check their specific provider via the Ofcom checker.

- Building Safety: No known issues.
- Restrictions/Covenants: None.
- Rights & Easements: None known.
- Flood Risk: High from surface water. Very Low from rivers and sea.
- Planning Permission: None within the previous five years.
- Mining: Not in a coalfield or a known mining area.



Bedroom Two



Bathroom

Agents Note

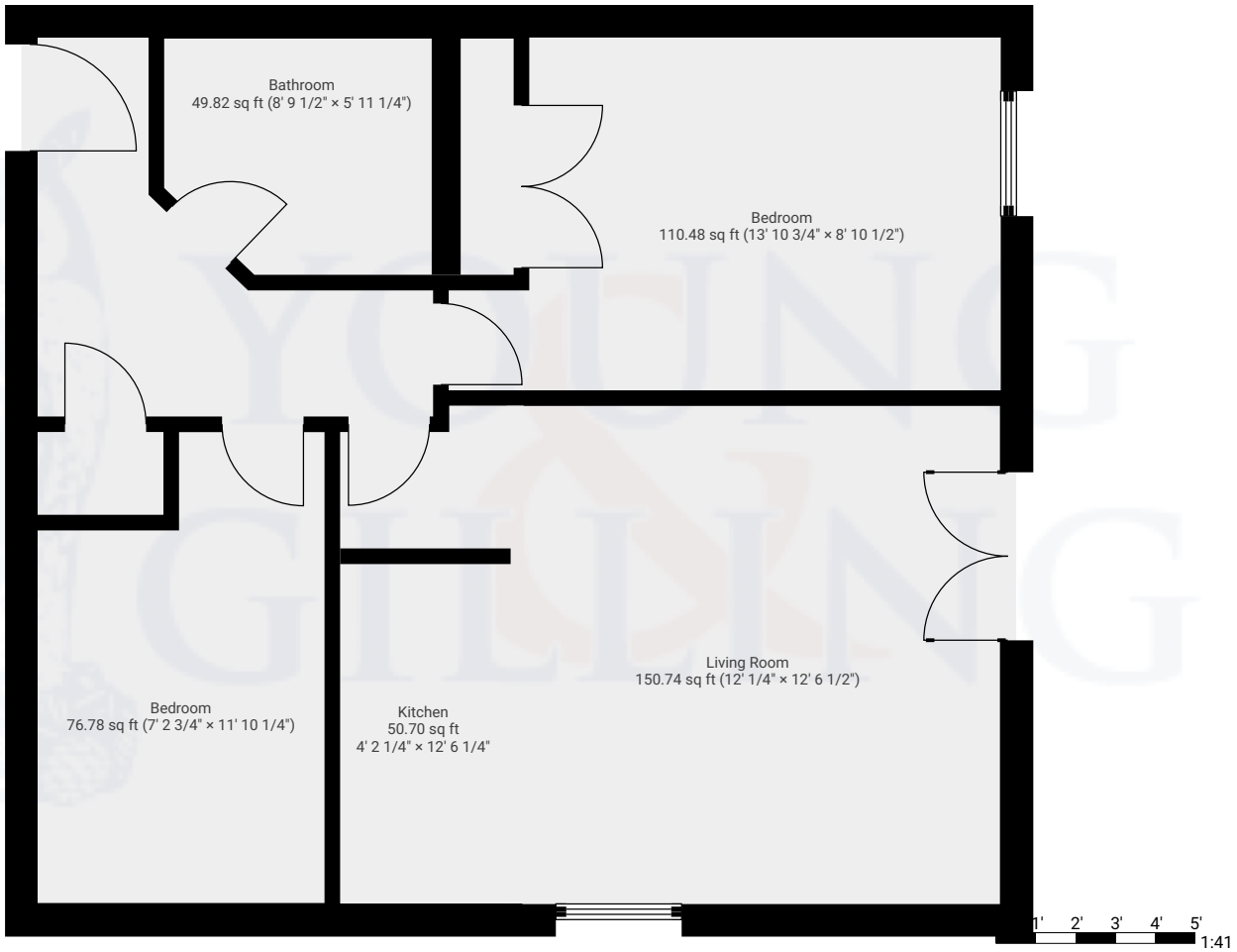
These particulars are intended as a guide and do not form part of a contract. While we endeavour to ensure accuracy, we have not tested any services, appliances, or specific fittings. All measurements are approximate and should not be relied upon for flooring or furniture. Under the **Consumer Protection from Unfair Trading Regulations 2008**, we have a duty to disclose material information. Please review the full property details or contact the office for specific information regarding tenure, utilities, and environmental factors before proceeding.

Anti-Money Laundering (AML)

To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Young & Gilling Ltd are required to verify the identity of all vendors and purchasers.

We use a combination of physical document checks and electronic verification. Prospective purchasers and vendors will be asked to provide proof of identity (e.g., Passport or Photo Driving Licence) and proof of address. We are also required to verify the "Source of Funds" for any purchase. We appreciate your cooperation in helping us meet these legal obligations.

▼ Flat 11, The Ferns



Not to scale. This floor plan is intended to give a general indication of the layout only.

First Floor Suite, 1 Royal Crescent, Cheltenham, Glos. GL50 3DA

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