



Flat 2, 30 Persimmon Gardens,
Cheltenham, Glos. GL51 0UF.



Guide Price: £115,000

Description: This recently refurbished two bedroom ground-floor apartment is comprised of hallway, lounge, kitchen, bathroom, and one double and one single bedrooms. There is a communal garden and an allocated off-road parking space. Available with no onward chain.

Directions: From Cheltenham town centre, head west on Tewkesbury Road. Continue along until you reach the junction for Old Gloucester Road (Sainsbury's and Aldi supermarkets), and turn left on to Old Gloucester Road. Proceed along and take the second turning on the left into Blaisdon Way. Take the first exits at the next three roundabouts. Follow Grenadier Road to the end and turn left into Persimmon Gardens, and number 30 is on the left, near the end of the cul-de-sac.

Room Dimensions:

Lounge: 4.58m wide x 4.74m deep

Kitchen: 2.71m x 2.26m

Bedroom 1: 4.25m x 3.38m

Bedroom 2: 2.72m x 2.31m

Bathroom: 1.92m x 2.16m





Tenure: Leasehold. The lease is 125 years from 1st January 2006.

The owner has advised that the current ground rent is £200.00 per annum and the service charge is £1466.38 per annum.

The managing agents are Mainstay Residential Ltd.

Viewing:

By prior appointment through Young & Gilling Ltd, 3 Crescent Terrace, Cheltenham, GL50 3PE.

Tel: 01242 521129

Email: property@youngandgilling.com

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Agents Note

For the avoidance of doubt, we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. We have not carried out a detailed survey, not tested the services, appliances and specific fittings whether or not referred to in these particulars. Room sizes, which have been given in both metric and imperial measure, should not be relied on for the purposes of architectural alteration or the ordering of furniture, fittings, carpets, furnishings or any other measurable item. None of the statements contained in these particulars are to be relied upon as statements of representation of fact.

Anti – Money Laundering Legislation

As required by Anti-Money Laundering Legislation (The Money Laundering Regulations 2003; The Proceeds of Crime Act 2002; Terrorism Act 2000 as amended by the Anti-Terrorism Crime & Security Act 2001) – Estate Agents are required to formally identify prospective purchasers & Vendors and their source of funding.

Therefore the prospective purchasers & Vendors of any property will be required to complete an Identity Verification Certificate upon an offer being accepted by a vendor. Prospective purchasers & Vendors will also be required to supply formal verification of identity by showing one of the following; Passport, Photo I.D Driving Licence or other appropriate means of identification.

Details of funding will also be required especially on prospective purchases, which involve cash exceeding ten thousand pounds sterling.

Young & Gilling Ltd are obliged by law to include the above in legislation now in force and ask prospective purchasers & Vendors to consider our position and not take offence to the actions we are obliged to carry out by law. Verification of our duties can be verified by the National Criminal Intelligence Service or your solicitor.

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