



Flat 8, Rowe Court, 90 St. George's Road, Cheltenham, Glos. GL50 3EF.

A well presented, two double bedroom second floor flat just a short walk from Cheltenham town centre and Waitrose.

This flat also consists of a large, light living room with glazed sliding doors to a balcony; kitchen/diner; bathroom, with bath & separate shower, and benefits from gas central heating and double glazed windows throughout.

A garage is included with the property.



Guide Price: £235,000

Directions: From Cheltenham town centre, head east along St. George's Road. Rowe Court is on the left, on the corner of Overton Park Road.

Room Dimensions (width x depth):

Entrance: 1.874m x 1.637m
Kitchen: 2.859m x 4.876m
Bedroom One: 3.833m x 3.106m
Bathroom: 1.681m x 1.766m

Hallway: 1.000m x 6.147m
Living Room: 3.854m x 4.466m
Bedroom Two: 3.832m x 2.617m



Living Room



Landing



Kitchen



Bathroom





Bedroom Two

Tenure: Share of freehold.

We have been advised that the Service Charge is £1200.00 per annum - £100.00 per month.

Viewing:

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

Tel: 01242 521129

Email: property@youngandgilling.com

Web:

www.youngandgilling.com

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, whether given in metric or 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.



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