



23 Siskin Drive, Cheltenham, Glos. GL51 0WW.

A modern two double bedroom, third (top) floor apartment, just off of Hayden Road & a five minute drive from junction 10 of the M5 motorway.

As well as the two bedrooms, the accommodation consists of a hallway adjoining all rooms, an open-plan living room & kitchen, bathroom, and comes with an allocated space in the secure gated car park.

Available with no onward chain.



Guide Price: £155,000



Dimensions (max. width x depth):

Hallway: 2.38m x 1.97m

Bedroom One: 4.03m x 2.92m

Bathroom: 1.49m x 2.32m

Living Room: 4.54m x 4.924m

Bedroom Two: 4.03 x 3.44m



Open-plan Living Room & Kitchen



Kitchen



Bedroom One



Bedroom Two





Bathroom

Tenure: Leasehold. There are 974 years left on the lease.

We have been advised that the service charge is £65 per calendar month, and there is a service charge of £100 per annum for car park and gate maintenance.

Viewing:

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

Tel: 01242 521129

Email: property@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.

