



## Flat 6, The Ferns, 30 Church Road, St. Marks, Cheltenham, Glos. GL51 7AN.

A very well presented and well situated ground 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, en-suite shower room, 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: £175,000



**Dimensions (max. width x depth):**

**Hallway:** 1.13m x 2.88m

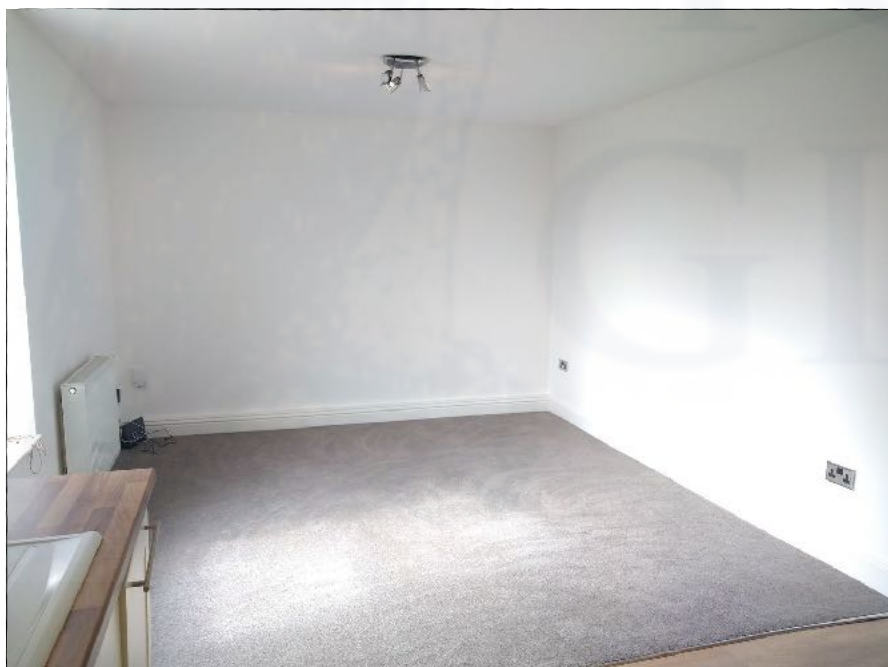
**Bedroom One:** 3.58m x 4.28m

**Bedroom Two:** 2.62m x 3.47m

**Living Room & Kitchen:** 3.40m x 6.43m

**En-suite:** 2.00m x 2.09m

**Bathroom:** 2.44m x 1.81m



Open-plan Living Room & Kitchen





Kitchen  
(integrated  
fridge  
freezer,  
dishwasher  
& washer  
dryer)



Bedroom One



Bedroom Two





Bathroom



En-Suite

**Tenure:** Leasehold.

The length of Lease is 125 years from 2003.  
The service charge is £100 per calendar month,  
payable quarterly.  
Ground rent is £150 per annum.

**Viewing:**

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

**Tel:** 01242 521129

**Email:** [property@youngandgilling.com](mailto:property@youngandgilling.com)

**Web:** [www.youngandgilling.com](http://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.