



**45 St George's Place,  
Cheltenham, Glos. GL50 3LA.**

A stylish, modern, purpose built, two bedroom ground floor flat with a private entrance and an allocated space in a gated private car park, ideally situated just off of Cheltenham High Street.

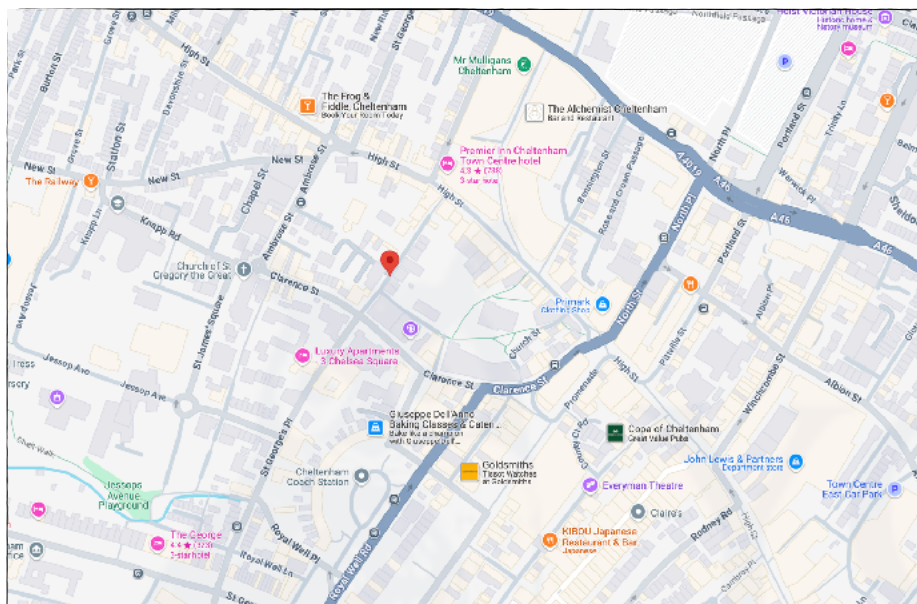
The property also consists of an open-plan living room and kitchen, shower room and storage cupboards, and benefits from electric central heating and uPVC double-glazed windows. An incorporated bike store is also available at the building.



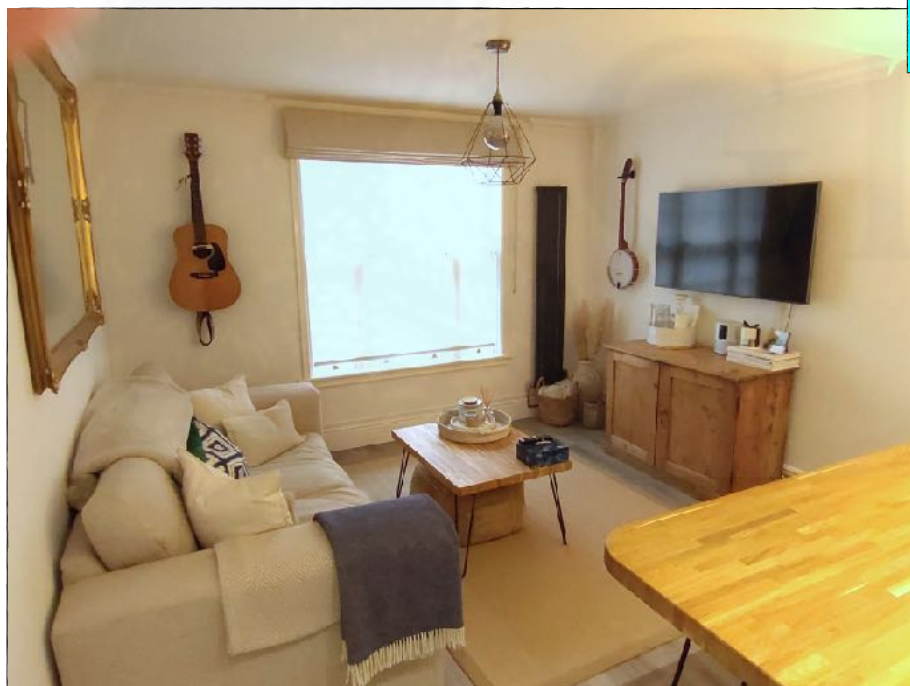
**Guide Price: £209,500**



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Living  
Room &  
Kitchen





Bedroom One



Bedroom Two



Shower Room





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

**Tenure:** Leasehold. The vendor has advised that the lease is 999 years from 01/06/2001, and that the current charges apply: Ground Rent: £200pa. Service Charge: £100pcm.

#### 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.