

# PerryBishop

PROPERTY MADE PERSONAL

52 Albion Street, Cheltenham, Gloucestershire GL53 2RG



Second floor apartment • Two bedrooms • Open plan reception room/kitchen • Lift access • Undercroft parking space • Beautifully maintained and in a central location • Chain free • Move Ready scheme • EPC C



# 52 Albion Street, Cheltenham, Gloucestershire GL53 2RG

## Key Features



2  
Bedrooms



2  
Bathrooms



1  
Reception

## About the property

A beautifully presented, and generously proportioned, second floor apartment in a truly central Cheltenham location.

The property was built by Crest Nicholson Homes in 2015. Accommodation briefly comprises an entrance hall with a large cloaks cupboard, two double bedrooms with built-in wardrobes, an en suite shower room to the master, a stylish bathroom, and large open plan living room with fitted kitchen. This room measures an impressive 22'11 x 15'7, and provides a number of integral appliances as well as plenty of light with three modern sash windows.

Further benefits include lift access and an undercroft car parking space.

## Move Ready

Our seller for this property has opted to use our 'Move Ready' pack because they are keen to put themselves in the best

position to achieve a smooth and speedy sale. They have opted to make purchasing the pack a condition of their sale as a show of their commitment, with the aim of a faster less complicated process.

The cost of the pack to the buyer is £300 inc VAT (non-refundable) and includes the following that is in place ready to be sent to your solicitor upon offer acceptance:

- Property Information Questionnaire
- Fittings and Contents forms
- Official copy of Title Register or Epitome of Title if an unregistered title
- Title plan
- Local Authority search
- Draft contract
- A buyers information booklet will be shared on first viewing
- Anti Money Laundering Checks

## Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.





#### Directions

Leaving the Perry Bishop Office, continue down Bath Road and turn left on to Oriel Road, taking the next right on to Rodney Road. Continue on Rodney Road through the High Street and on to Winchcombe Street. At the cross roads, turn right on to Albion Street. The apartment is on the left hand side.

#### Services & Tenure

The tenure is Leasehold with 115 years remaining (125 year lease from 1 January 2015). Ground rent is £300 pa and service charge currently £2,733.54 pa. All mains services are understood to be connected.

#### Local Authority

Cheltenham Borough Council

Council Tax Band C

#### Our reference

CHE/SB/KF/26042024

#### We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

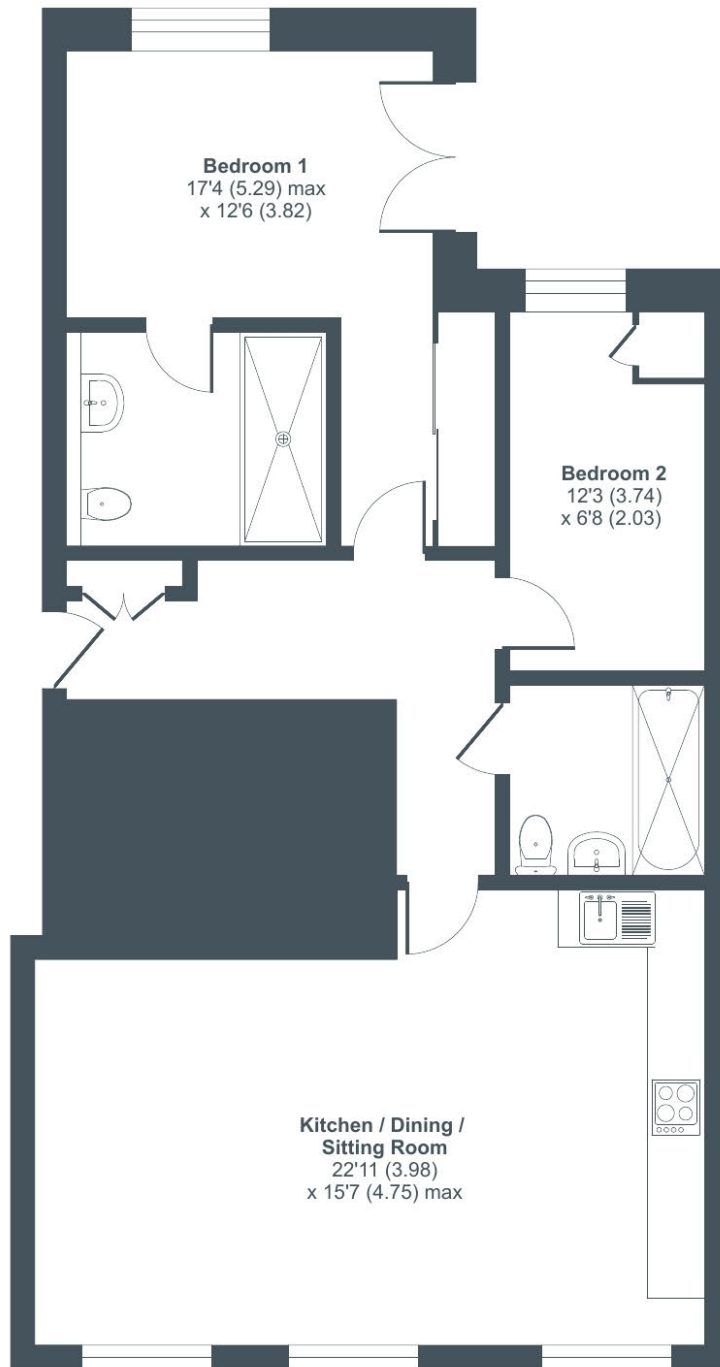
E: [cheltenham@perrybishop.co.uk](mailto:cheltenham@perrybishop.co.uk)



# Albion Street, Cheltenham, GL52

Approximate Area = 796 sq ft / 73.9 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Perry Bishop. REF: 1116090



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**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.  
**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

