

PerryBishop

PROPERTY MADE PERSONAL

Festival House, Berkeley Street, Cheltenham, Gloucestershire GL52 2SR



Stylish, contemporary ground floor apartment • Two double bedrooms • Outside space • Off-street gated parking • Central location • EPC C



Festival House,

Berkeley Street, Cheltenham, Gloucestershire GL52 2SR

Key Features



2
Bedrooms



2
Bathrooms



1
Reception

About the property

Modern ground floor apartment located in central Cheltenham.

This contemporary property benefits from an open plan living space with French doors on to the outdoor area, a main bedroom with en suite and built-in storage, a second good-sized bedroom with built-in storage and a further family bathroom.

External benefits include gated off-street parking and a bike store.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, literature, 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

From our Cheltenham office, head towards the town centre on the Bath Road. At the second set of traffic lights, take the right turn on to Sandford Road. Go over the pedestrian crossing and take the next left on to College Road. Continue on College Road until you reach the crossroads. Go straight across on to Hewlett Road and take the next left on to Albion Street and left again on to Berkeley Street. The apartment is on the left hand side.

Services & Tenure

The tenure is Leasehold (125 years from 1 January 2001). The ground rent is £100 pa and service charge £1,224.96 pa (paid monthly).

Local Authority

Cheltenham Borough Council

Council Tax Band C





Our reference
CHE/SB/KF/12062024

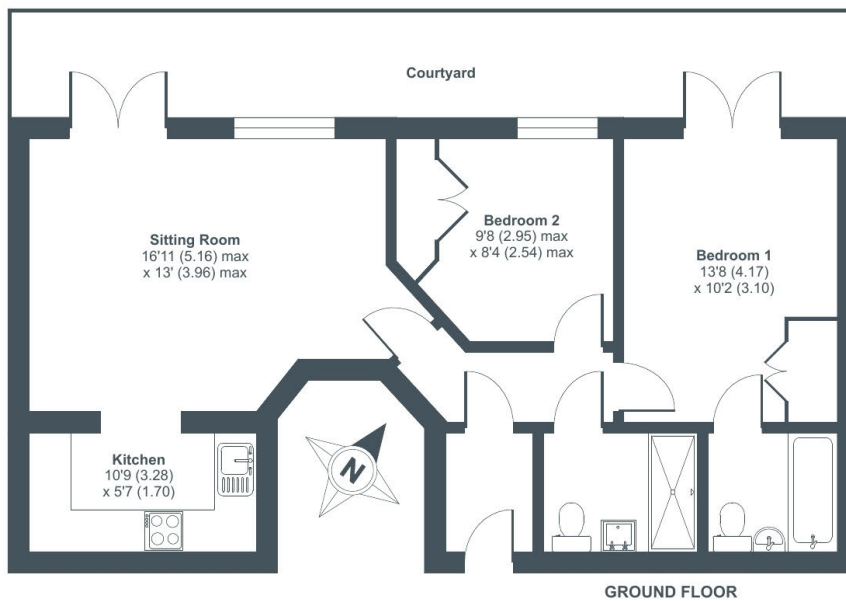
We'd love to hear from you
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Approximate Area = 681 sq ft / 63.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Perry Bishop. REF: 1134784



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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.

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