



Flat 2, 28 Grafton Road, Cheltenham, Gloucestershire, GL50 2DD

£124,950 Asking Price

A quaint one-bedroom lower ground floor flat that oozes character and charm and is central to the Bath Road and Suffolk's scene which offer shops, restaurants bars and cafes with the town centre just a short walk away.

This delightful property consists of separate rooms throughout. You will enter via the rear of the building and through a private courtyard into the kitchen which boasts solid wood work surfaces and a floor laid with slate tiles that run through to the bathroom. The bathroom is set off to the right and is of good proportion. You will find a double walk in shower, toilet and wash hand basin all in white with tiled walls within the shower and a towel cupboard sits within the bathroom doubling as a utility.

The living room is laid with wooden flooring and tall skirting boards which border the room and are in-keeping with its period charm. The bedroom is a good sized double with space for furniture and both these rooms have sash windows and deep window ledges that add to the character of this cottage style flat.

You will further benefit from an enclosed private courtyard that is decked throughout and off road parking for one vehicle.

This flat is one of only four in the building and there is a small monthly service charge of £55 per month to consider. The management company is private, being made up of the four leaseholders.

A superb cottage style flat with outdoor space that simply must be viewed.

Registered Company No. 9423120

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TOTAL APPROX. FLOOR AREA 540 SQ.FT. (50.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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