

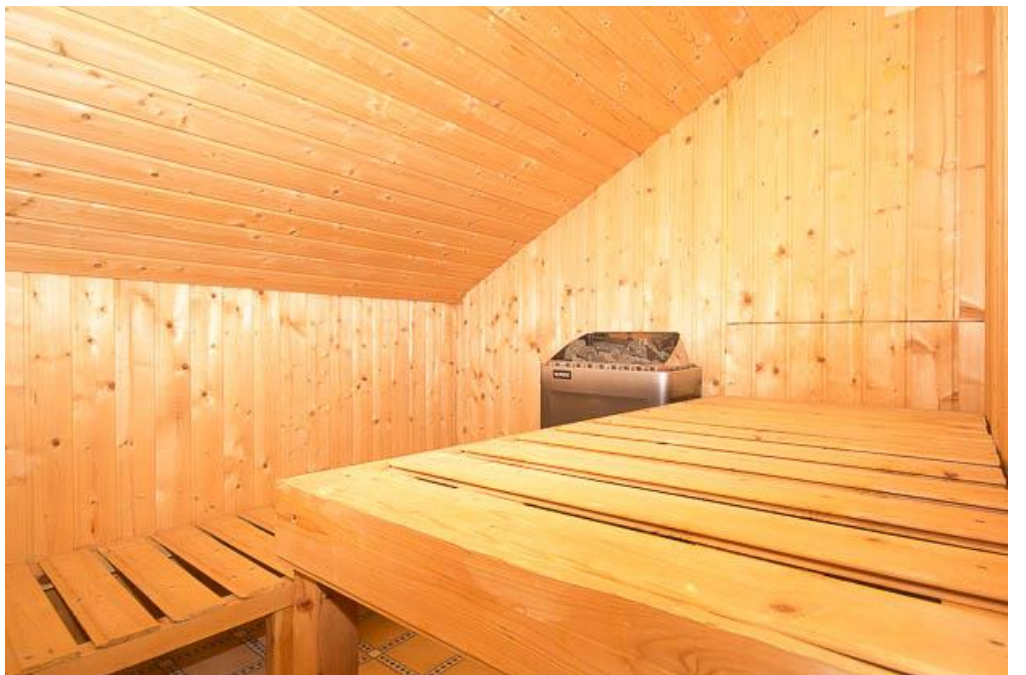


22

22a Carlton Street
Cheltenham

ME
And
YOU
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SALES & LETTINGS







A beautifully presented, spacious first floor apartment spread over two floors with two double bedrooms, a recently renewed kitchen, all tastefully and well presented for its next owner to enjoy, just minutes from the town centre along this beautiful tree lined avenue.

This building is comprised of just three apartments, each leaseholder owning a share of the freehold.

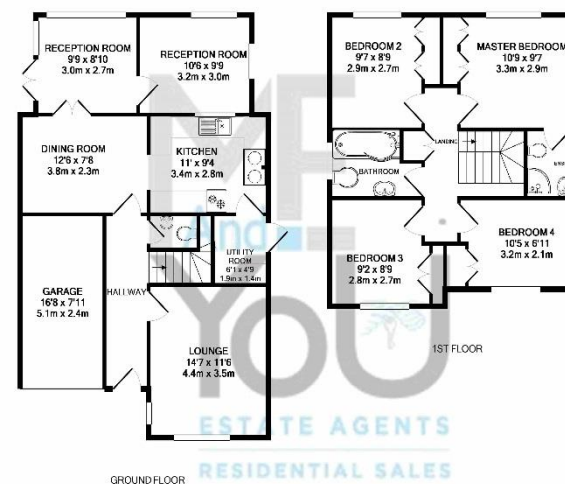
A private stair well leads up to this first floor property where you will enter into the lower ground floor and a spacious hallway. This floor is comprised of a living room which overlooks the front through two tall sash windows with exposed wooden flooring and a beautiful open cast iron fireplace. The large master bedroom is to the rear and the recently renewed kitchen, situated to the front is modern and equipped with fridge freezer, dish washer and washing machine. A good sized shower room completes this floor with a walk in shower and bathroom suite.

En route to the first floor which the second double bedroom occupies, you will find eaves storage on one side of the staircase, and a sauna tucked away on the other. This must be viewed to be fully appreciated.

The management company is made up of the three freeholders themselves with each contributing £100 per month to the service charge fund.

Off road parking is available (enquire within for further details) along with roadside permit parking and the rear courtyard garden is shared with the ground floor apartment.

Carlton Street is a well regarded tree lined avenue, only minutes walk to and from the centre of town with Sanford Park and Lido just a short stroll away.



While every attempt has been made to ensure the accuracy of the floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for information purposes only and should be used as a guide only by any prospective purchaser. The architect's drawings and specifications shown herein are not to be used for any other purpose without the written consent of the architect. Made in the UK by K200's