



17a, FLAT 2 Bennington Street, Cheltenham, Gloucestershire, GL50 4ED

£169,950 Asking Price

A bright and spacious garden apartment offered for sale with NO ONWARD CHAIN. Conveniently located in the heart of Cheltenham Town and next to the new Brewery development. The apartment offers well laid out contemporary living in a traditional, regency setting. This property will appeal to a variety of buyers including buy to let investors (tenants currently in situ), first time buyers and those looking to downsize. Viewing comes highly recommended.

Entrance and Bedrooms:

As you enter the apartment you will step into a well-proportioned hallway with rooms set off and an audio entry phone system mounted on the wall. On your left is the first double bedroom which benefits from a built in storage cupboard. Adjacent is a generous hallway cupboard, with coat hooks and shelving. The third door leads to the slightly larger Master bedroom. Both rooms are very well proportioned providing plenty of ground space for furniture; and making them perfect for two sharers. They are both forward facing.

Bathroom:

At the end of the hallway and dividing the bedrooms from the main living space is the bathroom, complete with mains pressure shower over bath, full height white mosaic tiling, toilet and wash hand basin. As well as a large mirrored wall cupboard.

Living Area and Kitchen:

Facing the rear of the property and opening up onto the private garden, is the generously proportioned, bright, open plan kitchen and living room. As you enter this room you will find the well equipped kitchen to your left, benefitting from a stainless steel electric oven, gas hob and extractor fan, stainless steel sink with chrome mixer tap, fridge (with freezer) and new washer dryer. The kitchen space is laid with laminate flooring.

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The bright and airy living space is ample and provides space for a dining table and chairs. Of particular benefit, and unique to the area and type of property, you will find your own enclosed private garden, landscaped with patio and grass, accessed through large double glazed sliding glass doors from the living room. The garden is south facing and benefits from sunshine throughout the day.

The property benefits from double glazed windows, a fully maintained combination boiler and thermostatically controlled wall radiators and is carpeted throughout.

A superb property, converted in 2006, the apartment is the largest within an exclusive private, regency building, in keeping with the traditional Victorian town street scene of Bennington Street, a quiet street away from the crowds yet moments from the new Brewery Development.

Investment Potential:

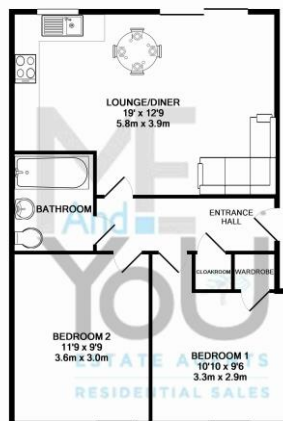
The apartment is conveniently located on a quiet street, moments from the new Brewery Development. Phase II of The Brewery, a £30 million regeneration scheme of 233-269 High Street designed as a mixed use development, began in September 2014. The large investment has brought further regeneration and rejuvenation into this area of town and is fast becoming one of the most sought after areas of the town. With work expected to complete in Q3 2016, property values are expected to benefit from an uplift in value in the near term.

As a landlord investment this property currently receives £675 per month, attracting a yield of 4.8%. In addition, it attracts a very low service charge of £140 per year covering buildings insurance, running and maintenance of indoor and outdoor common areas, services and maintenance of external walls and roof and currently has tenants in situ.

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TOTAL APPROX. FLOOR AREA 870 SQ. FT. (80.8 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, items 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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