



2 St Georges Square, Cheltenham, GL50 3LJ

£425,000 Freehold

hmt
SALES & LETTINGS

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A rare opportunity to acquire a freehold 4 storey period townhouse arranged as 4 self contained flats currently let on short hold tenancies with a current rental income of £18000 per annum. The property overlooks the bowling green and benefits from off road parking for 2 cars and an enclosed garden to the rear. All flats are warmed by gas central heating.

Location

St Georges Square is a Regency terrace that overlooks an attractive bowling green and is a short stroll from the main shopping centre, the popular Brewery complex and the Promenade which in turn leads on into fashionable Montpellier. The proximity offers an excellent choice of amenities including shops, cafés, restaurants, public houses, theatre's and multi screen cinema. The main bus station is also a short walk away and the property is easily accessible to all major road routes, the main line railway station and the motorway network.

Agents Note

EPC The property is Grade 2 listed and is exempt. The property is being sold with tenants in situ and as a going concern, it achieves a healthy yield and it is felt that with improvements that this could be increased.

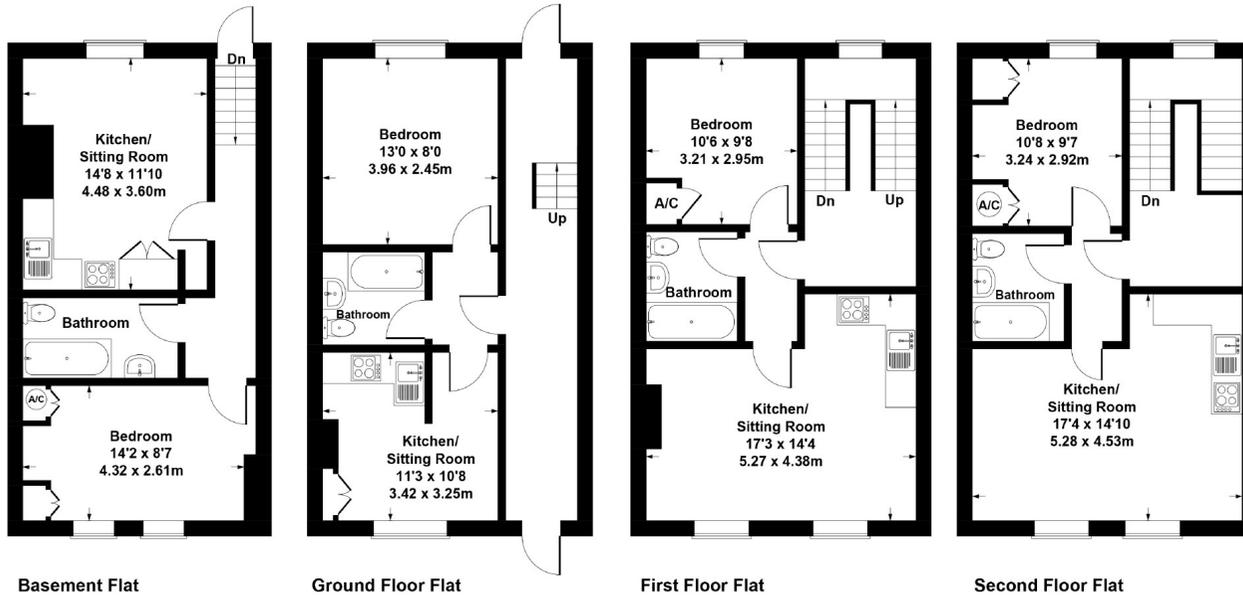
HMT has not tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Approximate Gross Internal Area
1927 sq ft - 179 sq m



Basement Flat

Ground Floor Flat

First Floor Flat

Second Floor Flat

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2018

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