



**Flat 1, 32 Evesham Road, Cheltenham, GL52 2AB**  
**£179,950 Leasehold**

An airy and spacious garden flat situated close to Pittville Park. The flat has many period features and benefits from modern central heating, sitting room with fire place and dining area off, modern kitchen and bathroom and a private garden.

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## Entrance

Stairs down from front garden to lower ground floor with small paved area leading to entrance door with outside light leading to;

## Entrance Hall

Entrance hall with coat hanging space, laminate flooring and open plan to the sitting room.

## Sitting Room

Two sash hung windows to the front, feature cast iron period fire place over slate hearth with original Painswick stone surround and

mantle, two double panel radiators, T.V and phone point, archway through to;

## Dining Area

Dining area with laminate flooring, door way to kitchen.

## Kitchen

Modern range of eye and base level units with rolled top work surface and tiled splash backs, fitted four ring gas hob, electric oven and cooker hood with light over, plumbing for washing machine, space for fridge freezer, single drainer sink unit, mixer tap attachment

over.

## Bedroom

Sash hung window overlooking the rear courtyard, wall mounted gas fired boiler serving domestic hot water and central heating, double panel radiator, door leading to courtyard, door to;

## En Suite Bathroom

Modern suite, fully tiled floor and walls, extractor fan, white suite comprising of panelled bath, mixer tap attachment over and thermostatic shower with fixed rain shower head and riser, low flush W.C, wash hand basin with storage under, tiled splash backs and fitted medicine cabinet, stainless steel heated towel radiator and inset spot lighting.

## Outside

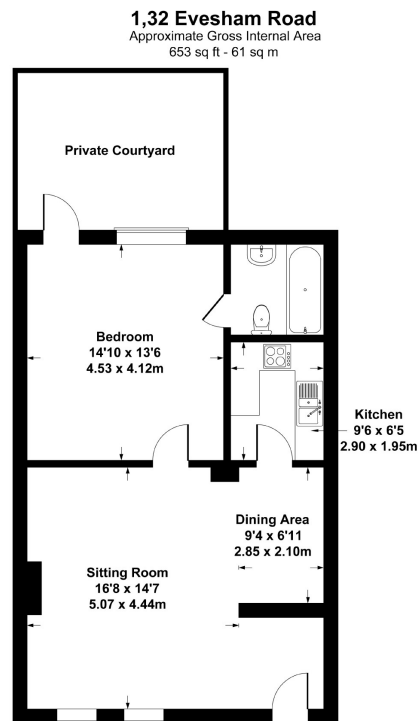
There is a private gravelled courtyard with rendered walls.

There is on road permit parking.

Leasehold information; The property owns a share of the freehold. 999 Year lease from 1986. £50PCM.

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.





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.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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