



**Flat 2 221 London Road, Charlton Kings, Cheltenham,
£149,950 Leasehold**

hmt
SALES & LETTINGS

- 2 beds
- First floor flat

- Modern fitted
- Shower room

- Built-in oven and hob
- Electric heating

Entrance

Entrance door to entrance hall, electric radiator, 2 x skylight windows, door to

Shower room

1.88m x 1.17m (6'2" x 3'10")

Tiled shower cubicle with fitted shower. Low flush WC, pedestal wash hand basin, electric heated towel rail, shaver point, extractor fan.

Sitting room open to Kitchen

4.40m x 4.11m (14'5" x 13'6")

Double glazed window to side and double glazed window to the front, electric radiator, TV point, phone point. Modern range of eye and base level storage units with roll top work surfaces and tiled splash backs, one and a half bowl stainless steel sink unit with mixer tap attachment over and cupboard under. Plumbing for automatic washing machine, built-in electric oven and hob with cooker hood over, built-in fridge and freezer.

Bedroom 1

3.43m x 2.49m (11'3" x 8'2")

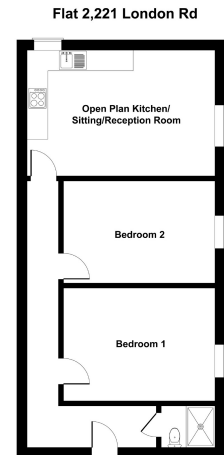
Double glazed window to the front, electric radiator.

Bedroom 2

3.55m x 2.47m (11'8" x 8'1")

Double glazed window to the front, electric radiator.

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.
 Produced by Potterplans Ltd. 2019

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
70	78	73	74

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	A	B
B	C	B	C
C	D	C	D
D	E	D	E
E	F	E	F
F	G	F	G
G		G	

England & Wales EU Directive 2002/91/EC