



23 Pittville Lawn, Cheltenham
£149,950

- One Bedroom Apartment
- Sought After Location.

ENTRANCE HALL

Via UPVC double glazed door from communal entrance, Wall mounted radiator. Telecom. Door to utility room and living room.

UTILITY

UPVC double glazed window to side aspect. Appliance space.

LOUNGE 17'3" X 8'10" (5.26m X 2.69m)

Sash window to side aspect, UPVC double glazed window to rear aspect. Door to side aspect. Wall mounted radiator. Television point. Entrance to kitchen,

KITCHEN 9'4" X 8'4" (2.84m X 2.54m)

Range of wall and base storage units with roll top worksurfaces. Integrated oven, hob and extractor hood along with microwave, fridge/freezer and dishwasher. Wall mounted radiator.

BEDROOM ONE 13'2" X 9'1" (4.01m X 2.77m)

Sash window and UPVC double glazed door to private courtyard. Wall mounted radiator. Laminate flooring throughout. Further entrance hall housing boiler.

BATHROOM

Suite including bath with shower over, low level W,C and pedestal wash hand basin. Heated chrome towel rail. Tiled flooring. Part tiled walls.

OUTSIDE

- Gas Central Heating.
- Fitted Kitchen.

REAR OF PROPERTY

PRIVATE COURTYARD

Enclosed courtyard.
Maintained communal gardens.

FRONT OF PROPERTY

Off road parking on driveway, first come first serve basis.

TENURE

Leasehold

DATE OF PARTICULARS 5.1.18

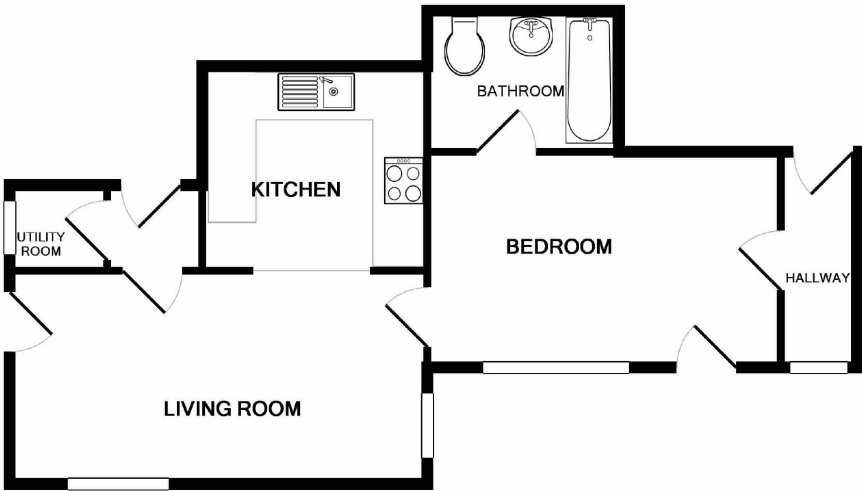
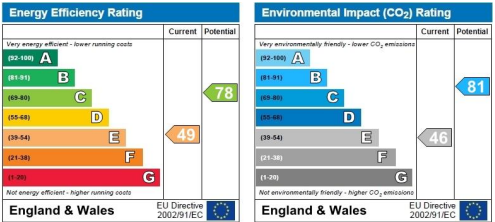
DRAFT PARTICULARS TO BE VERIFIED BY VENDOR,

AGENTS NOTE - SHOULD YOUR OFFER BE ACCEPTED

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would

- Private Courtyard.
- Driveway & Permit Parking.

have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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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