

# Vittoria Walk

Cheltenham GL50 1TL





## Flat 5, 15 Vittoria Walk, Cheltenham, GL50 1TL

Excellent Condition Throughout • Modern Fitted Kitchen • Two Double Bedrooms • Private Courtyard Garden • Conservatory • Allocated Off Road Parking Space







Located on Vittoria Walk just a short stroll from the town centre, Montpellier and Imperial gardens is this delightful garden level apartment situated in a Grade II Listed Victorian villa converted in the 90's. It is beautifully presented and offers spacious accommodation with the added benefit of its own private courtyard garden as well as access to communal gardens and allocated parking.

#### **HALLWAY**

Door from communal hall. Wooden flooring. Telecom entry. Storage cupboard. Radiator.

#### **LIVING ROOM**

11' 11" x 14' 6" (3.63m x 4.42m) Sash window and glazed door leading out to the conservatory. Wooden flooring. Radiator. Feature fireplace. Ceiling spotlights.

#### **KITCHEN**

9' 10" x 7' 0" (3m x 2.13m) Sash window to the rear. A matching range of wall and base units with integrated appliances comprising:- fridge, freezer, dishwasher, washing machine, oven, hob and microwave. Cupboard housing wall mounted boiler. Ceiling spotlights. Tiled flooring.

#### **CONSERVATORY**

9' 7" x 6' 7" (2.92m x 2.01m) Double glazed windows all round and double glazed door out to the garden. Wooden floor.

#### **BEDROOM 1**

9' 4" x 10' 4" (2.84m x 3.15m) Sash window to front. Radiator. Built in double wardrobe. Ceiling spotlights.

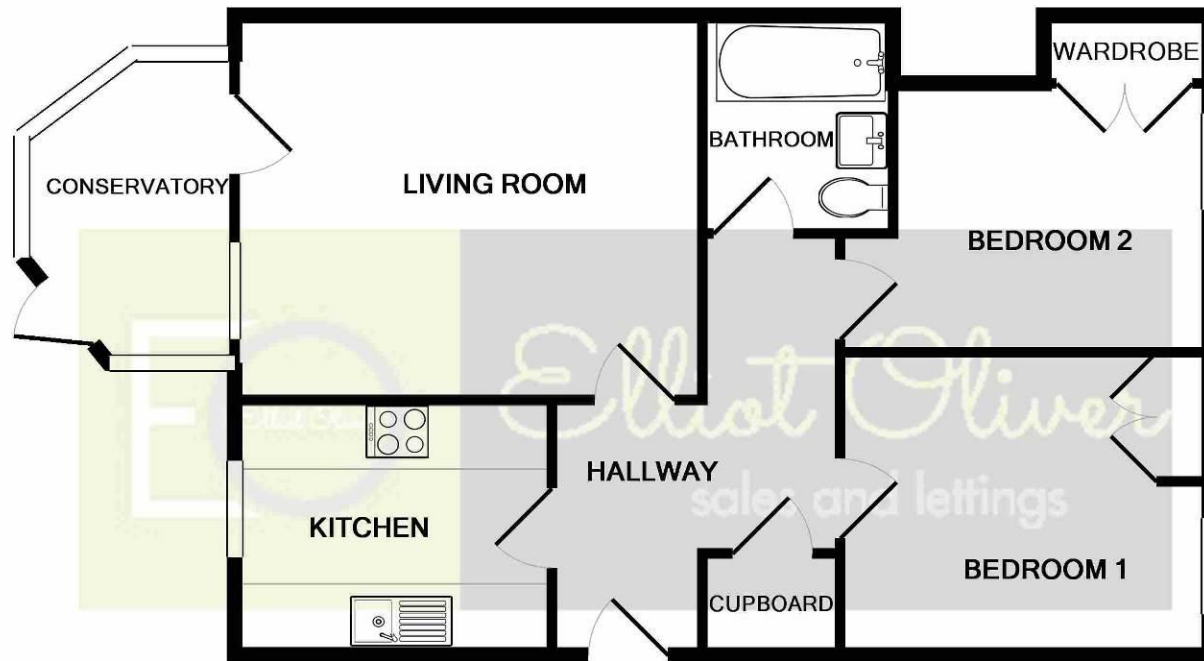
#### **BEDROOM 2**

8' 4" x 9' 9" (2.54m x 2.97m) Sash window to front. Radiator. Built in wardrobes. Ceiling spotlights.

#### **BATHROOM**

Three piece white bathroom suite comprising :- Panel bath with shower over, low level WC and pedestal wash hand basin. Tiled walls and floor. Extractor fan. Towel rail radiator.



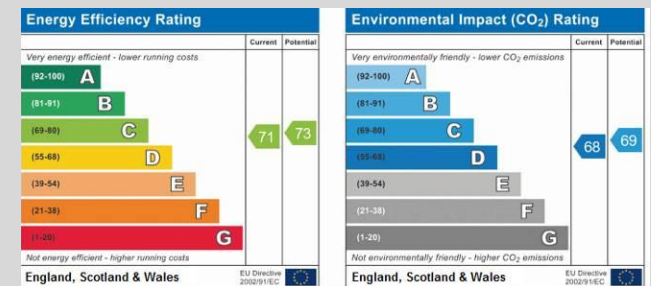


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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  
 Made with Metropix ©2017

### Additional Information

Service Charge    £1491 per annum  
 Ground Rent        £10 per annum

Lease Length       973 years remaining



**OFFICE**  
 101 Promenade,  
 Cheltenham,  
 Gloucestershire, GL50  
 1NW  
 info@elliottoliver.co.uk

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements