

# St. Georges Road

Cheltenham GL50 3ED



## St. Georges Road, Cheltenham, GL50 3ED

Two bedroom raised ground floor apartment with a fantastic private garden and separate study over-looking the River Chelt to the rear. The apartment has undergone recent updating including a newly modernised en-suite shower-room as well as being re-decorated throughout and further benefits from first-come-first-served off road parking and a share of the freehold.

Two Bedroom Period Apartment • Raised Ground Floor • Private Rear Garden with River Views • Separate Study • Modern En-Suite Shower Room • Period Features • Cleverly Designed Integrated Storage • Double Glazing and Gas Central Heating • First Come First Served Off Road Parking • Share of the Freehold







### HALLWAY

Front door from communal hallway. Doors to living area and kitchen, bedrooms and bathroom. Utility cupboard with space and plumbing for washing machine. Additional storage cupboard.

### LOUNGE/DINER

16' 4" x 14' 0" (4.98m x 4.27m) Bay window with double glazed windows to the front and wooden shutters. Feature fire place. Radiator. Opening through to kitchen.



### KITCHEN

10' 7" x 5' 0" (3.23m x 1.52m) Entrance from lounge / diner. A range of matching wall and base units with roll edge work surface over. Integral electric oven, gas hob, stainless steel extractor hood, space for fridge freezer and dishwasher. Sink with drainer unit and mixer tap. Breakfast bar.

### BEDROOM ONE

12' 11" x 12' 8" (3.94m x 3.86m) Entrance from hallway. Double glazed windows to rear with shutters. Integrated wardrobes. Integrated high level storage. Decorative half-height wall panelling, Radiator.



### BEDROOM TWO

14' 10" x 9' 0" (4.52m x 2.74m) Entrance from hallway. Storage cupboard. Integrated high level storage. Decorative half-height wooden wall panelling, Entrance to study. Door to en-suite. Radiator.

### ENSUITE

Double glazed window to side. Modern suite comprising :- corner shower cubicle, low level WC and wash hand basin. Decorative half-height wooden wall panelling.

### STUDY

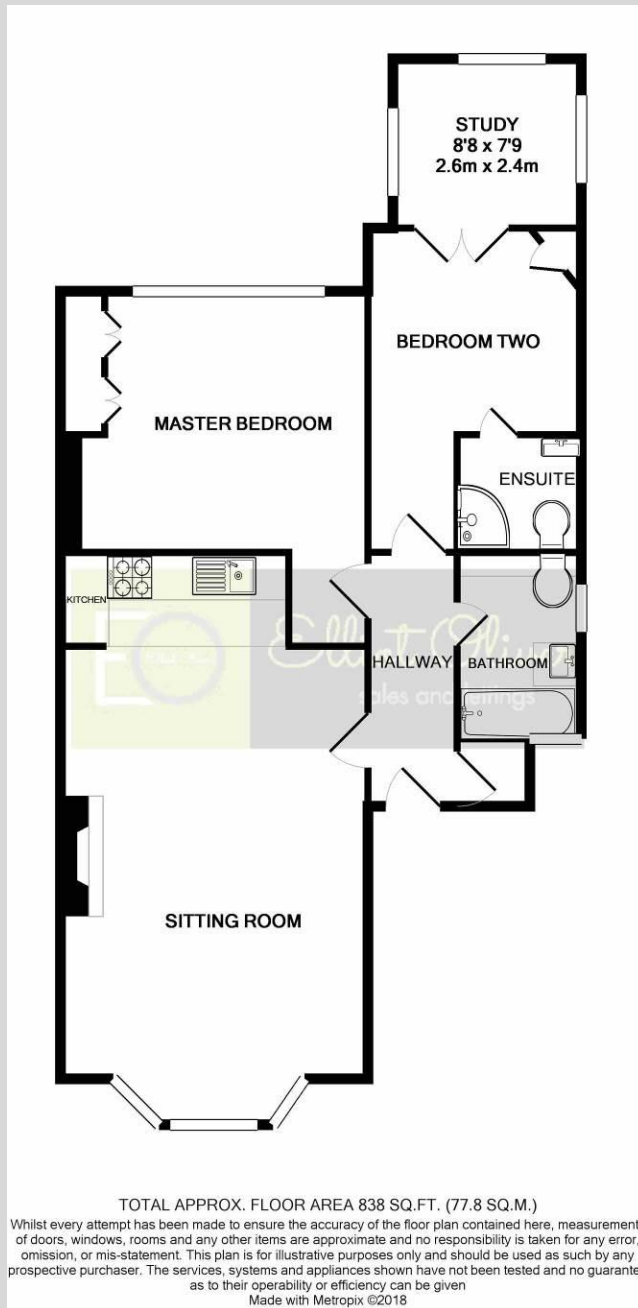
8' 7" x 7' 9" (2.62m x 2.36m) Entrance from bedroom two. Double glazed windows to rear and both sides.

### BATHROOM

Double glazed window to side. Three piece white bathroom suite comprising :- bath with shower over, low level WC and wash hand basin. Decorative half-height wooden wall panelling. Radiator.

### OUTSIDE

First-come-first-served off road parking. Side access to rear garden over-looking the River Chelt.



**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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



**OFFICE**

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