

Albion Street

Cheltenham GL52 2SD



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A newly converted, two bedroom apartment located on the first floor with its own entrance, close to the town centre. The accommodation comprises of:- An open plan kitchen / diner which offers integrated appliances including a fridge / freezer, oven, hob and washer / dryer. The main bedroom and 2nd bedroom both benefit from built in wardrobes. The modern bathroom compromises of a large walk in shower. Beautifully finished throughout, the property further benefits from Karndean flooring in the kitchen/ dining/ living area and comes with Electric heating throughout.






GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 553 sq.ft. (51.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	59
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address:
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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



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