

Cambray Place

Cheltenham GL50 1JS



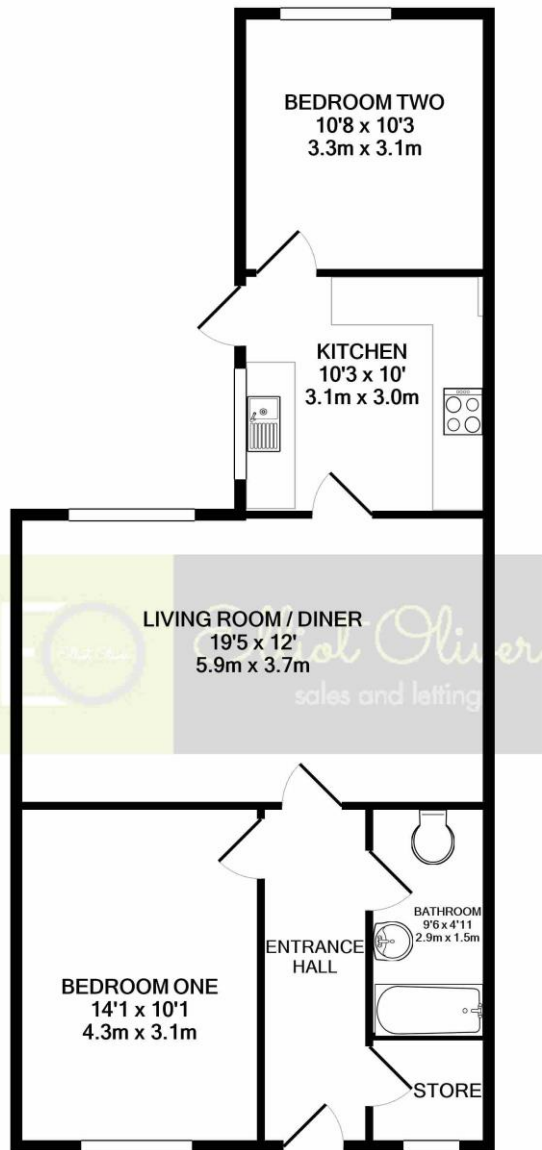
Cambray Place, Cheltenham, GL50 1JS

INVESTMENT OPPORTUNITY CONSISTING OF ONE 2 BEDROOM APT WITH GARDEN, FOUR 1 BEDROOM APT'S AND A STUDIO FOR SALE WITH THE FREEHOLD

This impressive Grade II listed building of circa 2920 sq ft is located in Cambray Place, a short stroll from Cheltenham's Town Centre, Bath Road, High Street and The Promenade. All apartments are currently rented out and the current income stands at £4120 per calendar month giving a yield of 5.34%. The property will be sold with tenants in situ.



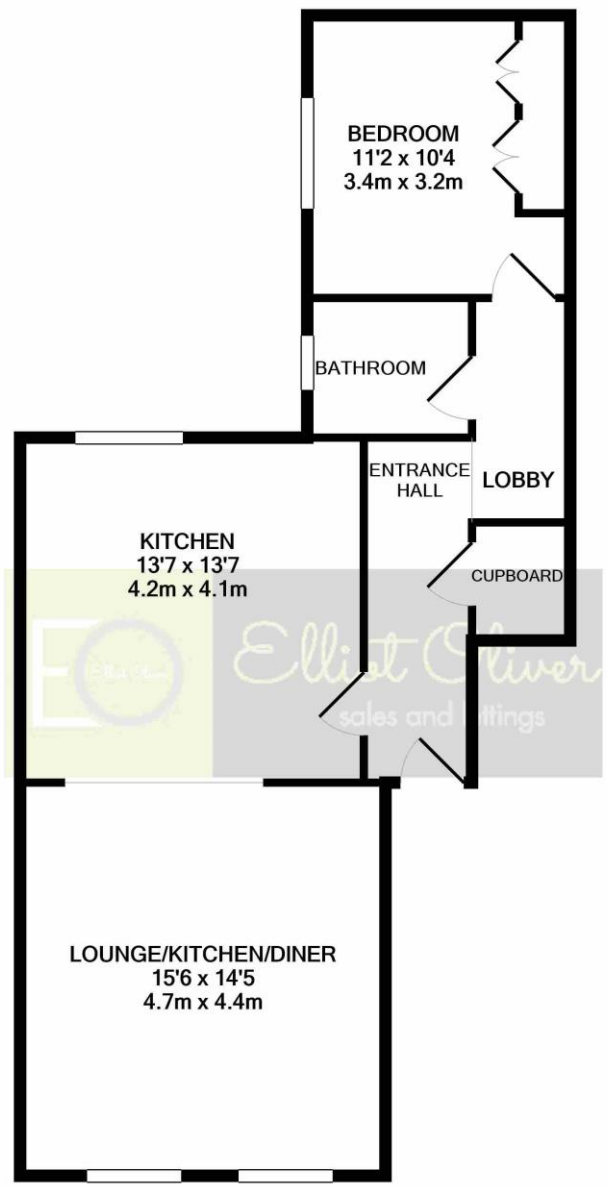




TOTAL APPROX. FLOOR AREA 718 SQ.FT. (66.7 SQ.M.)

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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TOTAL APPROX. FLOOR AREA 670 SQ.FT. (62.2 SQ.M.)

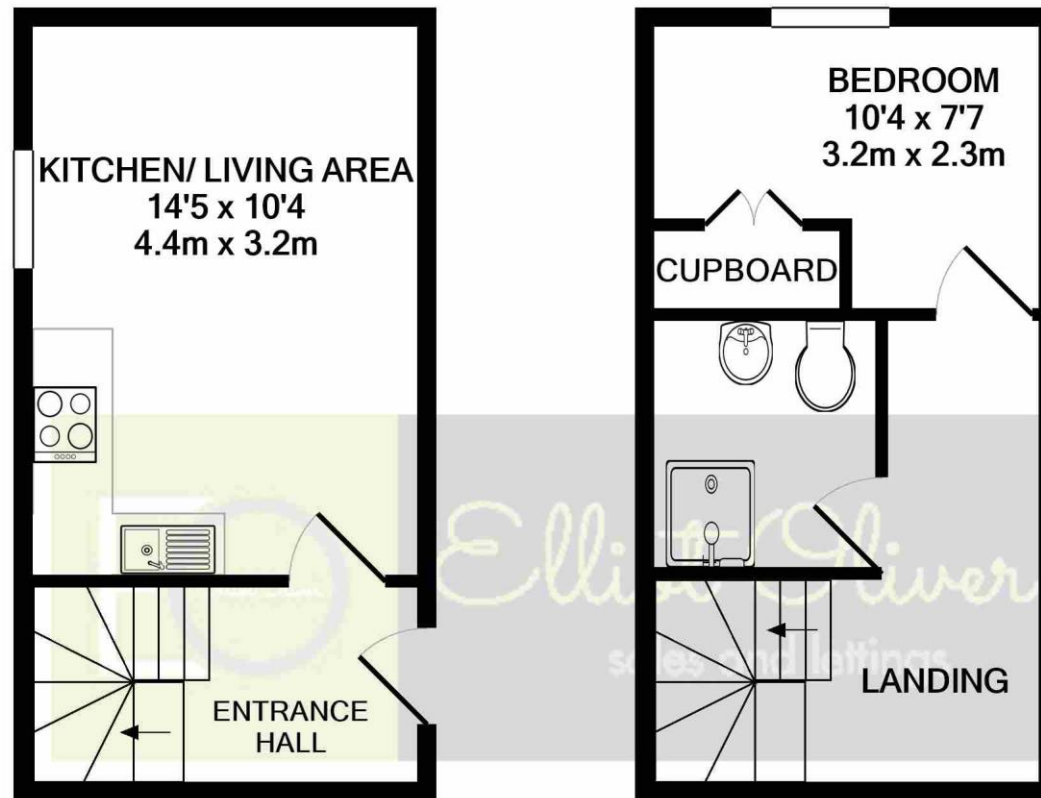
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TOTAL APPROX. FLOOR AREA 433 SQ.FT. (40.3 SQ.M.)

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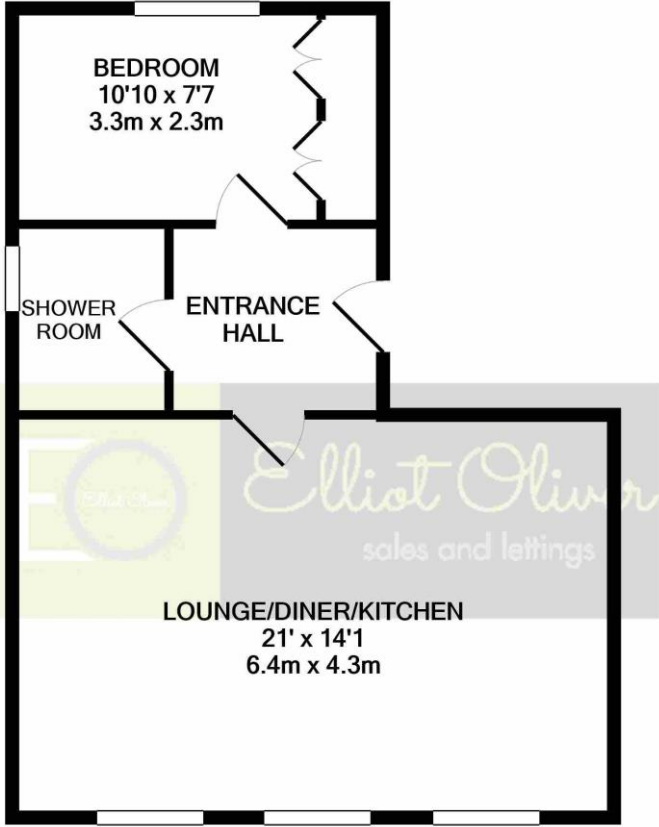


GROUND FLOOR
 APPROX. FLOOR
 AREA 205 SQ.FT.
 (19.0 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 205 SQ.FT.
 (19.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 410 SQ.FT. (38.1 SQ.M.)

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BEDROOM
10'10 x 7'7
3.3m x 2.3m

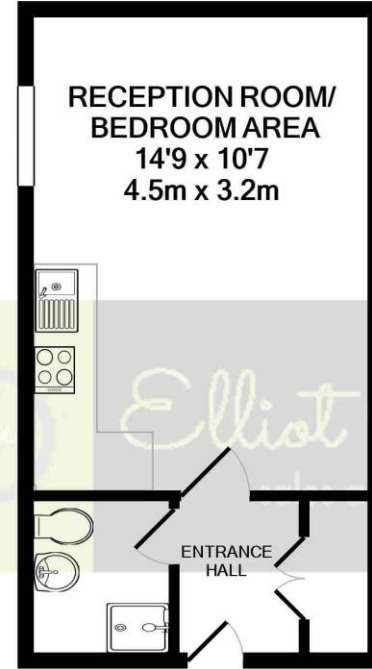
SHOWER ROOM

ENTRANCE HALL

LOUNGE/DINER/KITCHEN
21' x 14'1
6.4m x 4.3m

TOTAL APPROX. FLOOR AREA 480 SQ.FT. (44.6 SQ.M.)

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**RECEPTION ROOM/
BEDROOM AREA**
14'9 x 10'7
4.5m x 3.2m

ENTRANCE HALL

TOTAL APPROX. FLOOR AREA 209 SQ.FT. (19.4 SQ.M.)

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Apartment	Current Rent	Tenancy End Date
GF Garden - 2 Bed	£1000	17 th March 2023
Flat 1 – 1 Bed	£740	Rolling Month by Month since 2005
Flat 2 – 1 Bed	£695	17 th September 2022
Flat 3 – 1 Bed	£575	Rolling Month by Month since 2014
Flat 4 – 1 Bed	£600	Rolling Month by Month since 2020
Studio apartment	£450	Rolling Month by Month since 2022

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



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