

Oriel Villas

Cheltenham GL50 1XN





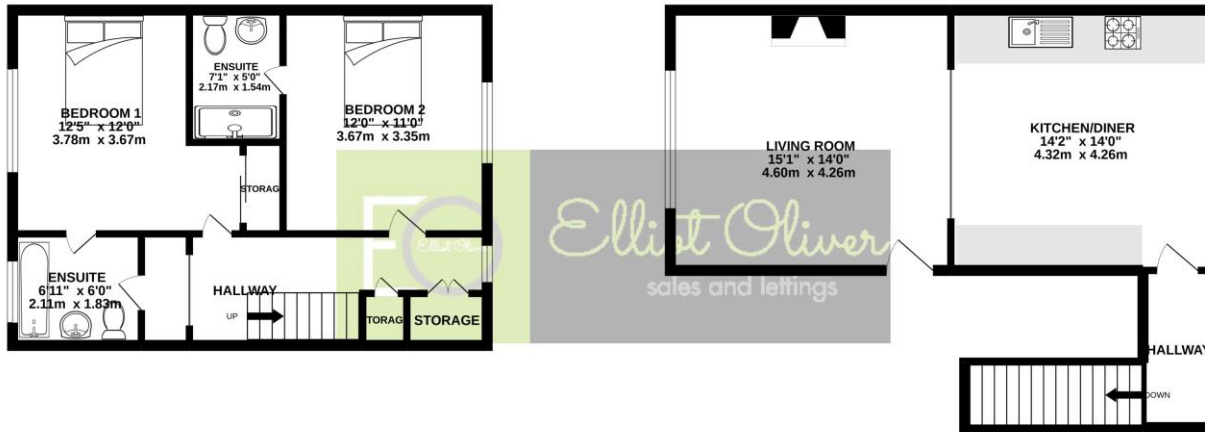
Oriel Road, Cheltenham GL50 1XN

This two double bedroom, duplex apartment is located in the centre of Cheltenham Town and is set within a gated residence with secure allocated parking. The property comprises of: open plan lounge with feature fire place, kitchen / diner with modern integrated appliances and large sash windows at either end allowing plenty of natural light. Downstairs there are two double bedrooms both equipped with an ensuite and built in storage. The property also benefits from ample storage, private courtyard and gas central heating.



BASEMENT
460 sq.ft. (42.7 sq.m.) approx.

GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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