

Perry Bishop
and Chambers

the agent who keeps you informed

11 Clarence Walk

St Georges Place GL50 3RG



Three storey town house | Open plan kitchen / diner | Internal garage
Gated development | Off street parking | EPC C

£380,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

11 Clarence Walk

St Georges Place GL50 3RG



4 Bedrooms



2 Bathrooms



2 Receptions

This is a contemporary four bedroom, three storey town house well located in a much sought after development, and within easy walking distance of Montpellier and The Promenade.

The accommodation is arranged over three floors and briefly comprises an entrance hall, cloakroom and open plan kitchen/diner on the ground floor. The first floor provides bathroom, double bedroom and sitting room, and three further bedrooms and bathroom can be found on the second floor.

Additional benefits include gas fired central heating, integral garage and garden to the rear and side of the property.

Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.





Directions

From Perry Bishops & Chamber's offices, proceed towards Cheltenham town centre, pass through the first set of traffic lights and then turn left at the next set and proceed along Montpellier Terrace. At the mini roundabout turn right onto The Promenade, continue on, pass through two sets of traffic lights and turn left into Royal Well Place. At the end of the road turn right onto St. George's Place. The development can be found just passed the first left turn (St. James Sq.) on the left hand side.

Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Leasehold with a 99year lease from 2001, service charge £548 pa, ground rent £1 pa. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.



Local Authority

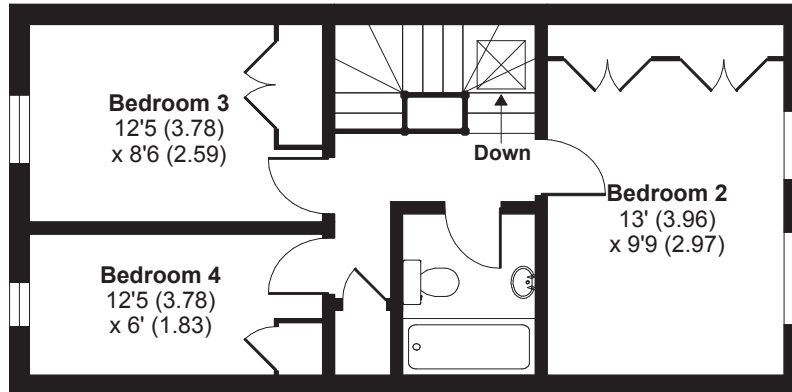
Cheltenham Borough Council

Ref: 71027051/25165/RM

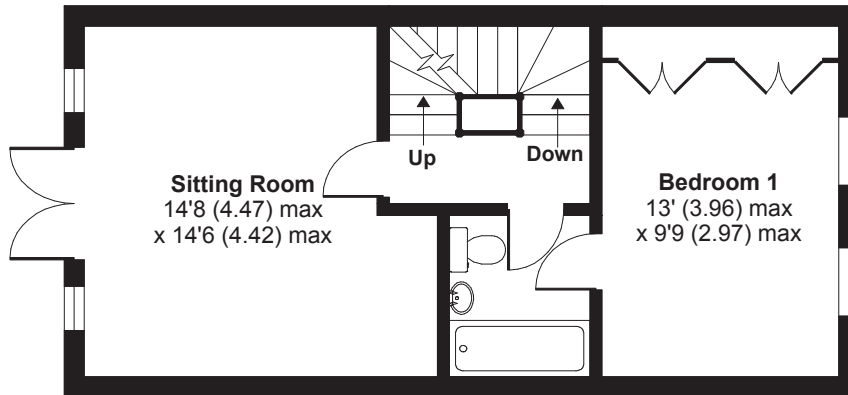


Clarence Walk, St. Georges Place, Cheltenham, GL50

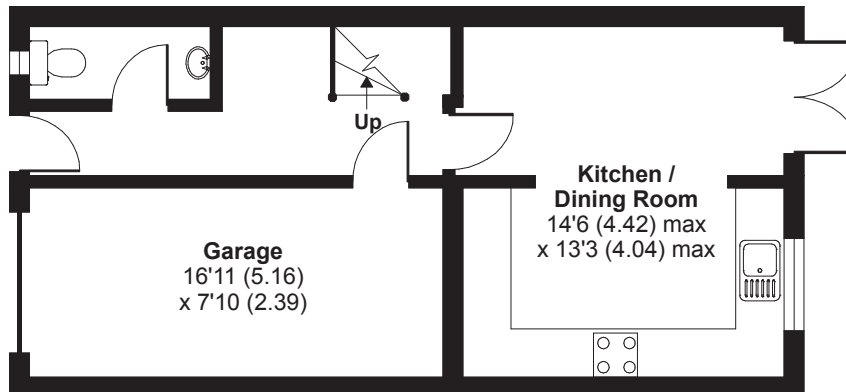
APPROX. GROSS INTERNAL FLOOR AREA 1362 SQ FT 126.5 SQ METRES (INCLUDES GARAGE)



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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1 Kew Place, Cheltenham, Gloucestershire, GL53 7NG
T: 01242 246980
E: cheltenham@perrybishop.co.uk

perrybishop.co.uk

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