

Cheltenham Gloucestershire GL52 6EX





Stirling House, College Road, Cheltenham Gloucestershire, GL52 6EX

A brand new conversion of fifteen contemporary apartments by the established and award winning local developer Cape Homes Limited. Stirling House can be found just a short stroll from Cheltenham Town Centre and has been converted to provide a mix of 1 & 2 bedroom apartments.

This spacious, two bedroom first floor apartment has views towards Sandford Park. Newly renovated throughout, the property comprises of two bedrooms, two bathrooms and a large open plan kitchen / living area with stunning bay windows allowing plenty of natural light. The property further benefits from allocated parking, electric heating and is offered to the market chain free.

Lease years remaining: 250

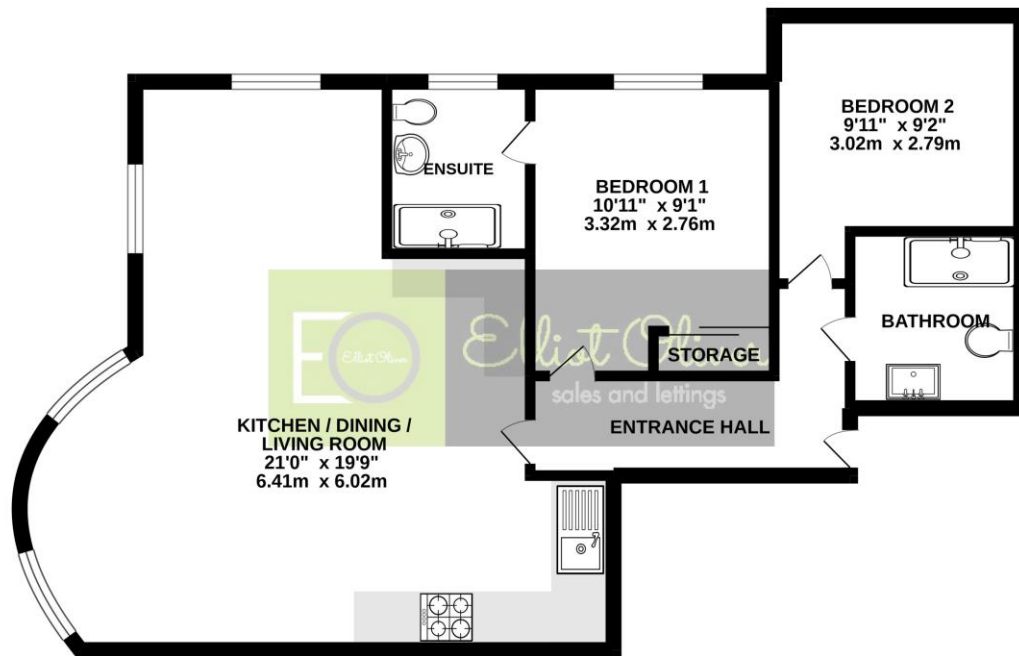
Service Charge: £1274.92 per annum

Ground Rent: £175 per annum

Council tax band: To be banded

Ground Rent review: Every 10 years commencing 31st December 2031


FIRST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 667sq.ft. (62.0 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		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	



OFFICE

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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