



# Sterling Court, Cheltenham, GL51

£170,000

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Positioned within a cul-de-sac and located in the heart of Cheltenham Town Centre is this charming two double bedroom, first floor apartment.

The property offers an open plan lounge/diner, separate modern kitchen with lots of countertop space with wall and base units. Accommodation is further complimented with two double bedrooms and shower room. The flat is complete with a single garage and communal gardens.

With the train station being a 15 minute walk away, bus links nearby and amenities only a short walk, this property makes a perfect investment opportunity or for a first time buyer.

Leasehold

Council Tax Band: B

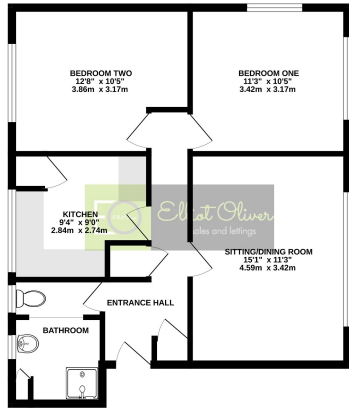
Years left on lease: 114 years

Annual ground rent: £175 per annum

Annual service charge: £1,671.24 per annum

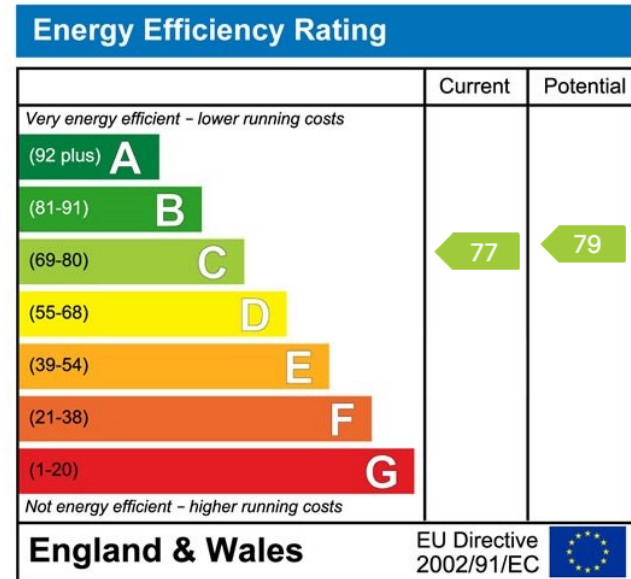


FIRST FLOOR



TOTAL FLOOR AREA: 650sq ft (60.4 sq m) approx.  
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- Two bedrooms
- First floor flat
- Open plan sitting/dining area
- Modern fitted kitchen
- Bathroom
- Ample storage throughout
- Single garage
- Communal gardens
- Close proximity to town centre
- Council Tax Band: B



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