



Sherborne Street  
Cheltenham GL52 2JZ

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Set on the edge of Fairview and a very short walk from Cheltenham High Street, Wallace Apartments offers buyers allocated parking, flexible accommodation and Town Centre living. The area also offers residents access to a local park, local restaurants, bars and shops.

A spacious two bedroom apartment set on the first floor within a purpose built development located on a no-through road. The accommodation briefly comprises an entrance hall leading to an open plan lounge diner, modern well equipped kitchen, two well-proportioned double bedrooms, en-suite shower to the master bedroom and a family bathroom in need of minor updating. Boasting allocated secure parking as well as uPvc double glazing, entry phone system and gas central heating the property offers plenty of positives.

With the potential to update, this is an excellent opportunity to purchase a well-positioned apartment offered for sale with no-onward chain. Currently tenanted and rents within the development ranging from £675pcm to £750pcm this would also make a very healthy investment opportunity.



### Approach

Accessed via the major ring road around Cheltenham Town Centre, Albion Street (A46), is the no through road of Sherborne Street which plays host to Wallace Apartments. With local amenities almost immediately on your doorstep the property is ideally suited for people looking for Town Centre living and looking to benefit from the recent prestigious new developments to the Town in the nearby area, including John Lewis and the Brewery Complex.

### Entrance Hall

Entering from the communal stairs and landing, the entrance hall provides a pleasant welcoming area and good access to all rooms.

### Lounge Diner

Spacious and bright lounge diner with wood effect laminate flooring and large uPvc double glazed windows creating an excellent living space.

### Kitchen

Modern and contemporary kitchen complete with a mixture of base and eye

level units and having some integrated appliances included. Wood effect laminate flooring.

### Master Bedroom

Excellent size double bedroom benefiting from the en-suite shower room.

### En-suite

En-suite shower room, with toilet and sink. Tiled floor to ceiling with vinyl flooring.

### Bedroom 2

Reasonably sized double bedroom with a window overlooking the car park to the rear.

### Bathroom

Family style bathroom. Tiled floor to ceiling with sink, closed coupled toilet and bath which could benefit with some minor updating.

### Parking

Secure gated residents parking area with an allocated space. Also benefiting from pedestrian access gate.

### Leasehold

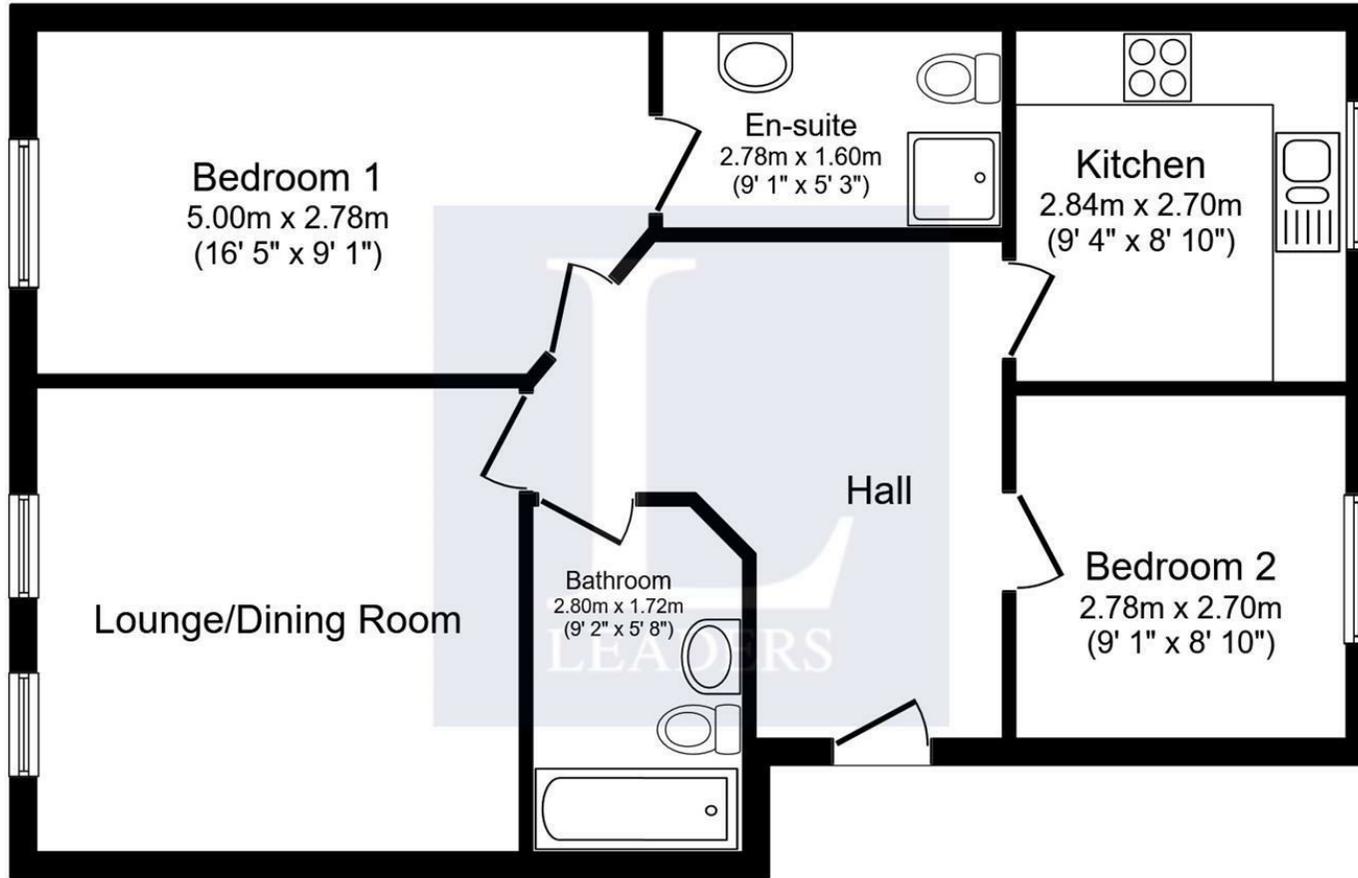
This property is offered as Leasehold to which buyers may incur Ground Rent and Service charges.

### Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.







**Floor Plan**

Total floor area 66.0 sq. m. (710 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	82	84
	EU Directive 2002/91/EC	

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