2 Oldfield Point 35 Griffiths Avenue, Cheltenham GL51 7AZ

£135,000

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• No onward chain • One bedroom ground floor apartment • Open plan living • Allocated parking • Ideal first time buy or investment opportunity • Within walking distance to local amenities • Great transport links to central Cheltenham • Well presented throughout • EPC D63 • Tax Band B - Cheltenham Borough Council - £1,832.57 (2026/2027)

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Accommodation

Stepping into the property, you are welcomed by a spacious entrance hall, which provides access to the living accommodation, including the bathroom, bedroom, and open plan living kitchen room.

The living kitchen room is generously sized and benefits from an abundance of natural light provided by four windows. The kitchen offers ample storage through a range of base and wall mounted units and is complemented by integrated appliances, including a fridge freezer, electric oven, and four ring electric hob with extractor hood above. There is also plumbing in place for a washing machine.

The bedroom benefits from fitted wardrobes with sliding mirrored doors, providing excellent storage space. The bathroom is fitted with a white suite comprising a WC, wash hand basin, and bath with shower over.

Outside

The property benefits from an allocated parking space.

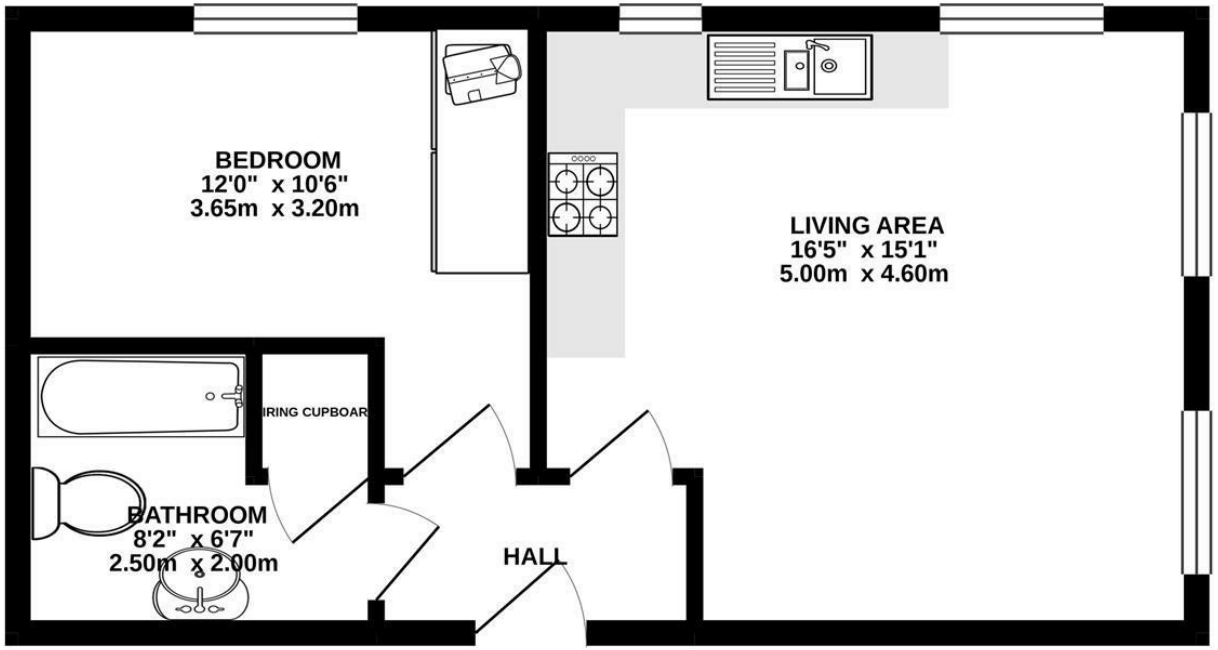
Location

Known as the gateway to the Cotswolds, Cheltenham is celebrated for its vibrant calendar of festivals from the world-famous National Hunt Festival to acclaimed music, drama, science, food, and jazz events. The town offers an extensive range of modern shopping facilities, as well as a wealth of recreational and cultural amenities, including golf courses, a racecourse, theatres, and cinemas. Excellent transport connections via the M5 provide easy access to Bristol and Birmingham, while the mainline railway station offers regular services to London.

Material Information

Tenure: Leasehold: 125 years starting 1st April 2007
Ground Rent: £329.38 per annum paid to Pier Management
Service Charge: Annual service charge of £1,256.16 paid to Cambray Management
Council tax band: Tax Band B
Local authority and rates: Cheltenham Borough Council - £1,832.57 (2026/2027)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric
Broadband speed: Standard 4 Mbps, Superfast 80 Mbps, and Ultrafast 10000 Mbps.
Mobile phone coverage: Vodafone (Likely), EE (Likely), Three (Likely) and O2 (Likely).

GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 385 sq.ft. (35.8 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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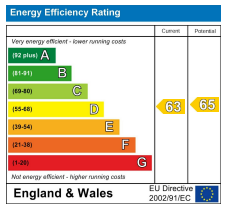
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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