



71 Salisbury Avenue, Cheltenham GL51 3DA

£180,000



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• Top floor flat with parking and a garage • Potential rental income of £950 PCM • Newly fitted kitchen • Double bedrooms with fitted wardrobes • Modern bathroom • Redecorated throughout • Gas central heating and double glazing • Leasehold - 141 years remaining • Cheltenham Council, Tax Band A - £1,515.94 (2025/2026) • EPC rating C76

£180,000

Accommodation

Stairs lead to the first-floor landing. The new fire door leads into the entrance hall with a security entrance phone. To the front of the property is an inviting living room with large window, a feature tiled fireplace, built-in alcove storage, and a designer radiator. The kitchen has been refitted with an excellent range of cupboards, drawers and quartz work surfaces. There is plumbing for a washing machine and integrated freezer, fridge/freezer, oven/microwave, and hob. The kitchen window looks to the rear of the property with views of Leckhampton Hill. The bathroom comprises of a modern white suite with panelled bath with shower over, a W.C., and hand wash basin. The double bedroom is situated at the front of the flat with built-in wardrobes, and the other bedroom at the rear also has built-in wardrobes. The flat has a light and airy feel, is beautifully decorated, and benefits from new carpets and flooring. The property is fully gas centrally heated and uPVC double glazed.

Outside

The property has communal parking to the rear

and a garage (4.92m by 2.64m), a brick-built storage shed, communal garden area, and clothes-drying area.

Location

Located on Salisbury Avenue, a popular road within Warden Hill. Excellent local amenities to include shops, a post office, doctors surgery and supermarket. There are regular bus services to Cheltenham, the Railway Station, Gloucester, and Stroud.

Material Information

Tenure: Leasehold 189 years from 29/09/1984, Lease remaining 141 years. Management company- Martin Slowe. Service Charge - £1266.35 per annum including ground rent. The garage has 41 years left on the lease and a service charge of £95.20 per annum.

Council tax band: Tax Band A

Local authority and rates: Cheltenham Borough Council, £1,515.94 (2025/2026)

Electricity supply: Mains

Water supply: Mains Sewerage: Mains Heating: Gas

Broadband speed: Standard 5 Mbps, Superfast 150 Mbps, and Ultrafast 1000 Mbps.

Mobile phone coverage: Vodafone (Likely), EE (Limited), Three (Limited) and O2 (Likely).



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

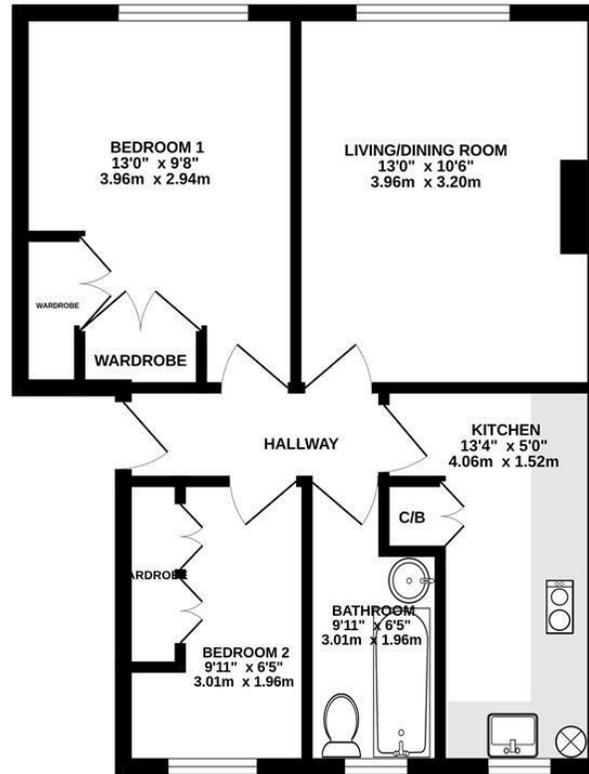
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GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA - 477 sq.ft. (44.3 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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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.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| 192 (100) | A | | |
| 161 (81) | B | | |
| 129 (60) | C | | |
| 105 (40) | D | | |
| 79 (54) | E | | |
| 51 (30) | F | | |
| 15 (20) | G | | |
| All energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



