



Wallace Apts Sherborne Street, Cheltenham - GL52 2JZ
Cheltenham

Guide Price £200,000



Wallace Apartments Sherborne Street

Cheltenham, Cheltenham

Council Tax band: D

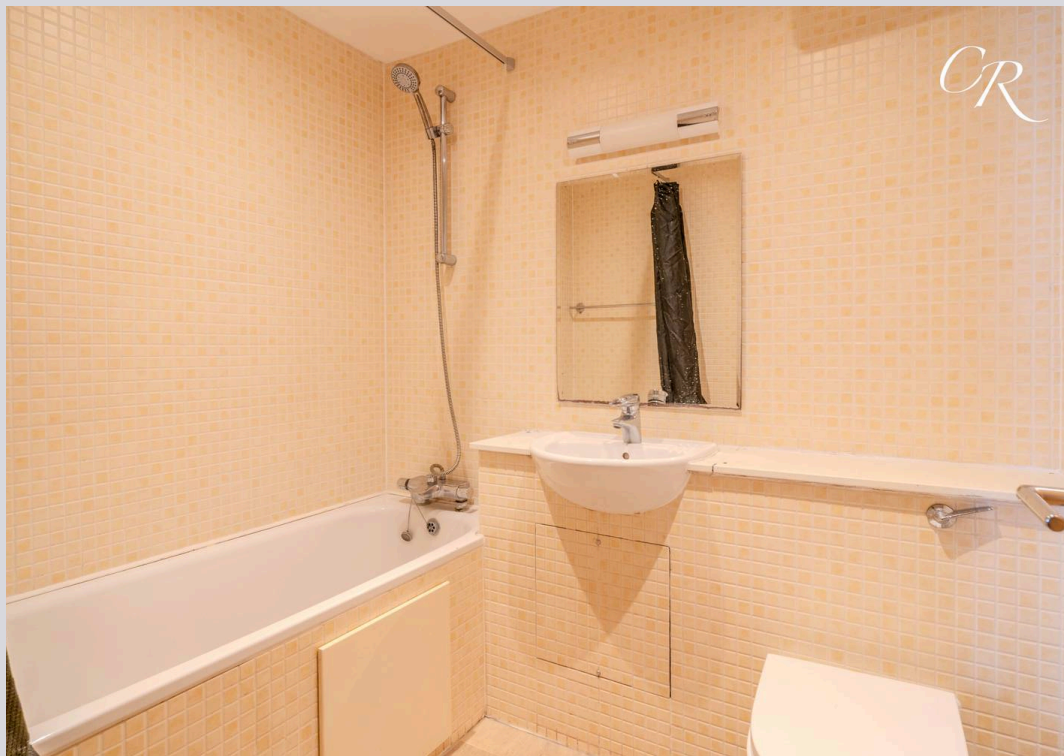
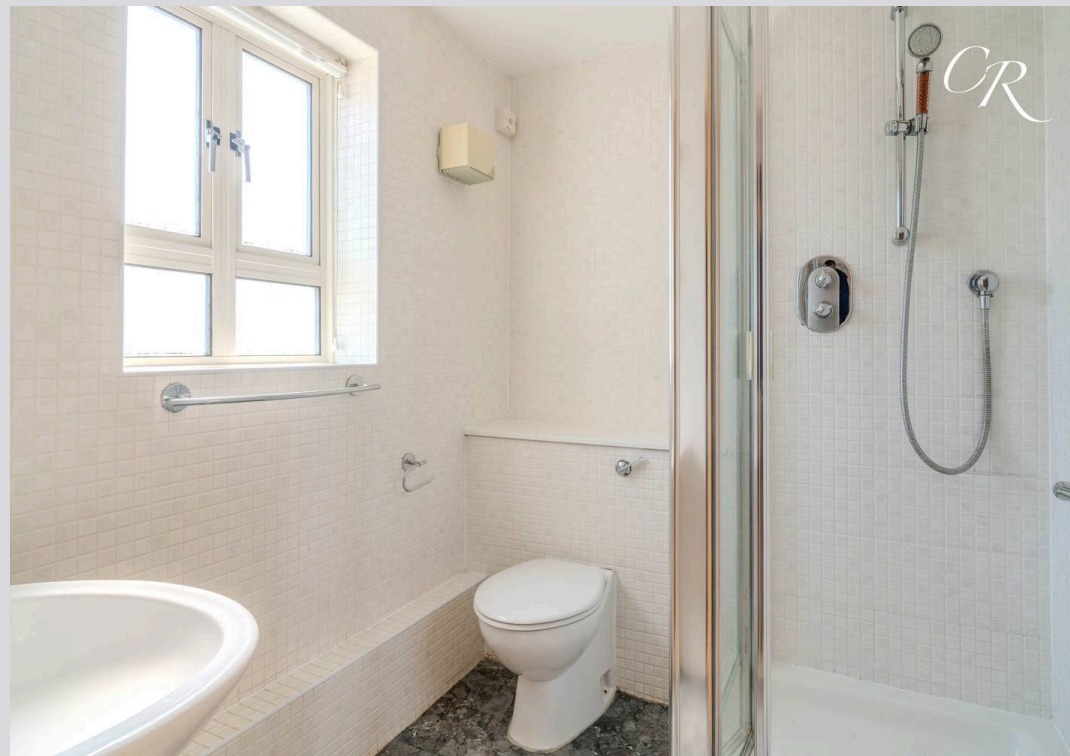
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- No Onward Chain
- Two Double Bedroom Apartment
- Separate Modern Kitchen
- Two Bathrooms
- Secure Allocated Parking
- Convenient Town Centre Location





Cook Residential is delighted to present this well appointed two bedroom, two bathroom apartment, ideally situated on the first floor of a modern development in Sherborne Street, right in the heart of Cheltenham Town Centre. Boasting a bright and spacious living area, separate kitchen, and allocated parking, this fantastic property is just a short walk from local shops, bars, restaurants, and transport links, perfect for professionals, first time buyers, or investors.

Living Room: The generous living area is flooded with natural light from two large windows, offering a bright and comfortable space for relaxing or entertaining. The room benefits from a neutral décor and ample space for both seating and dining arrangements.

Kitchen: The separate kitchen features attractive wood effect laminate flooring and wooden worktops, a gas hob, integrated appliances, and a convenient pull up breakfast bar. It is smartly presented and well-equipped for modern living.

Bedroom One and Ensuite: The main bedroom is a good sized double, carpeted and neutrally decorated. It enjoys the added benefit of an ensuite bathroom fitted with neutral wall tiles, a walk-in shower, WC, and basin.

Bedroom Two: Also a double, the second bedroom is carpeted and bright, making it ideal as a guest room, office, or additional sleeping space.

Bathroom: The main bathroom is modern and stylishly tiled, comprising a bathtub with an overhead shower, WC, and basin.

Parking: The property comes with a secure allocated parking space, providing valuable convenience in a central location.

Location: Situated on Sherborne Street, this property benefits from a prime town centre location in Cheltenham, just moments from the High Street, Brewery Quarter, and a wide range of amenities including shops, cafes, and gyms. Cheltenham Spa train station is easily accessible, as are major road links including the A40 and M5, making this an ideal base for commuting and enjoying all the town has to offer.

Tenure: Leasehold

Service Charge: £166 per month

Ground Rent: £195 per annum

Council Tax Band: D

This block of apartments set over three floors was built in 2000 and can be found on the popular Sherborne Street in Cheltenham town centre. There is a front door accessed from the rear of the building that leads into the communal hallway with stairs leading to the apartment positioned on the first floor.

The family bathroom has tile effect flooring, fully tiled walls, white suite comprising washbasin, WC, and bath with shower over.

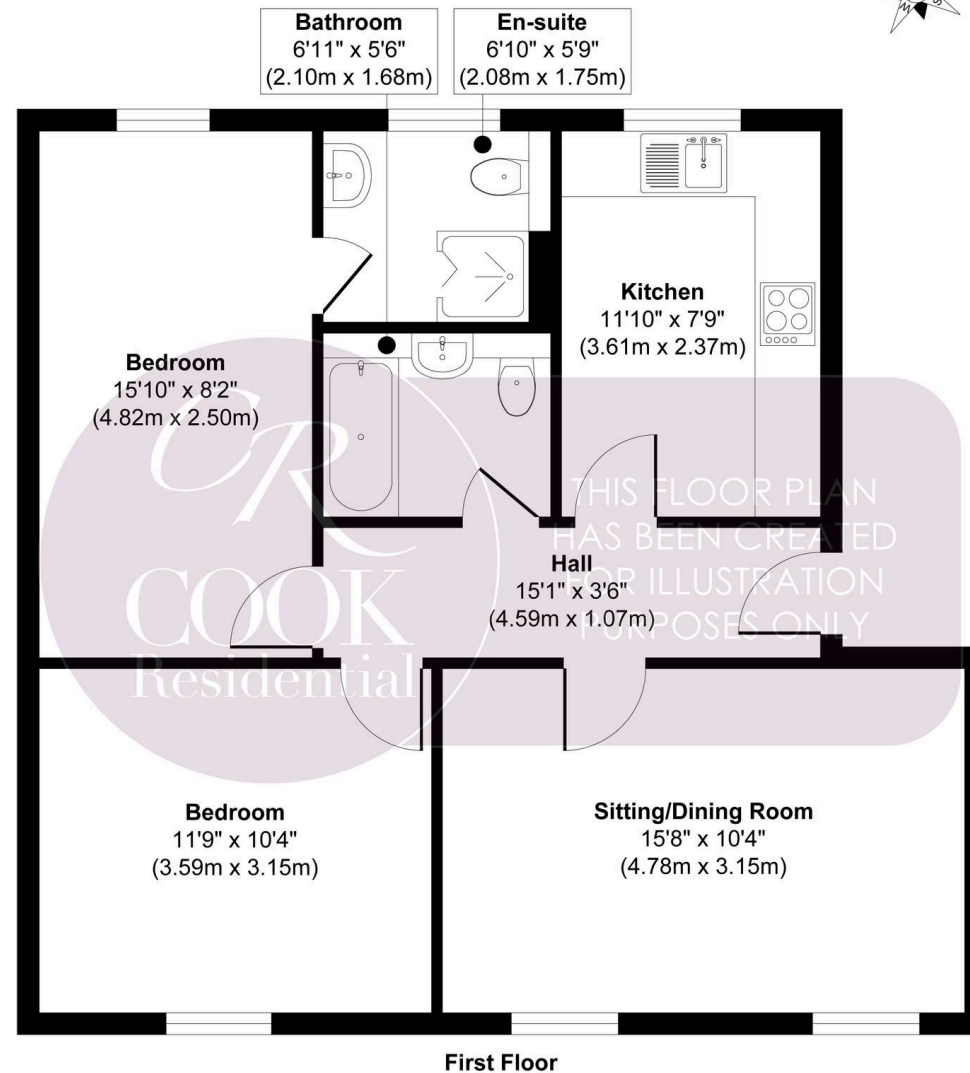
Both bedrooms are of almost an even size and both offer carpet underfoot. The master bedroom benefits from being positioned at the rear of the building and has an en suite.

The en suite shower room has a crazy paved effect vinyl flooring, tiled walls, WC, basin, and shower encloser.

Further benefits to this property include an allocated parking space within a secure gated car park with a pedestrian side gate and gas central heating.

The Area: Cheltenham is a beautiful Regency Town, famous for its many festivals including Literature, Music, Science, Jazz, and the legendary National Hunt Racing Festival, The Cheltenham Gold Cup. In addition to its festivals, Cheltenham also has an enviable reputation for its excellent schools; some of which are internationally recognised including the renowned Cheltenham College and Cheltenham Ladies College. The town centre itself boasts a variety of local and high street shops, eateries, bars, and art galleries attracting visitors from far and wide.

All information regarding the property details, including its position on Leasehold, is to be confirmed between vendor and purchaser solicitors.



Approx. Gross Internal Floor Area 665 sq. ft / 61.85 sq. m
Produced by Elements Property





Cook Residential

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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.