



100 Bath Road, Cheltenham - GL53 7JX

Cheltenham

Guide Price £150,000





## Flat 2

Bath Road, Cheltenham

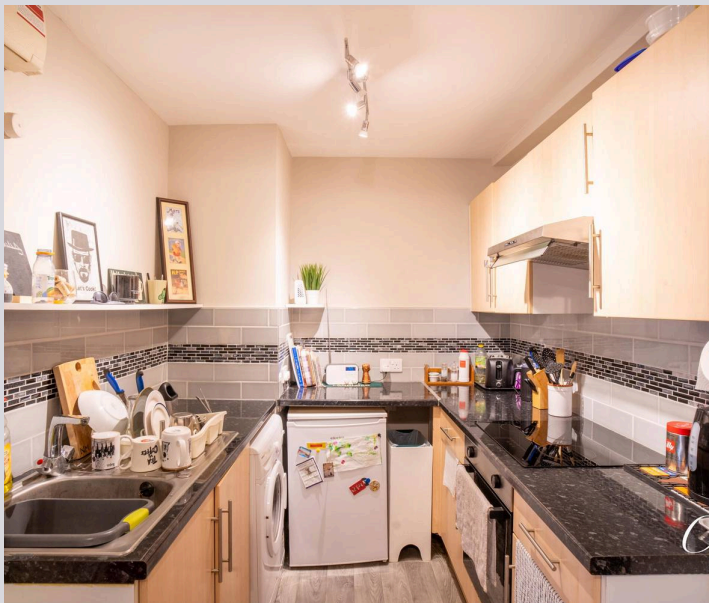
Council Tax band: A

Tenure: Share of Freehold

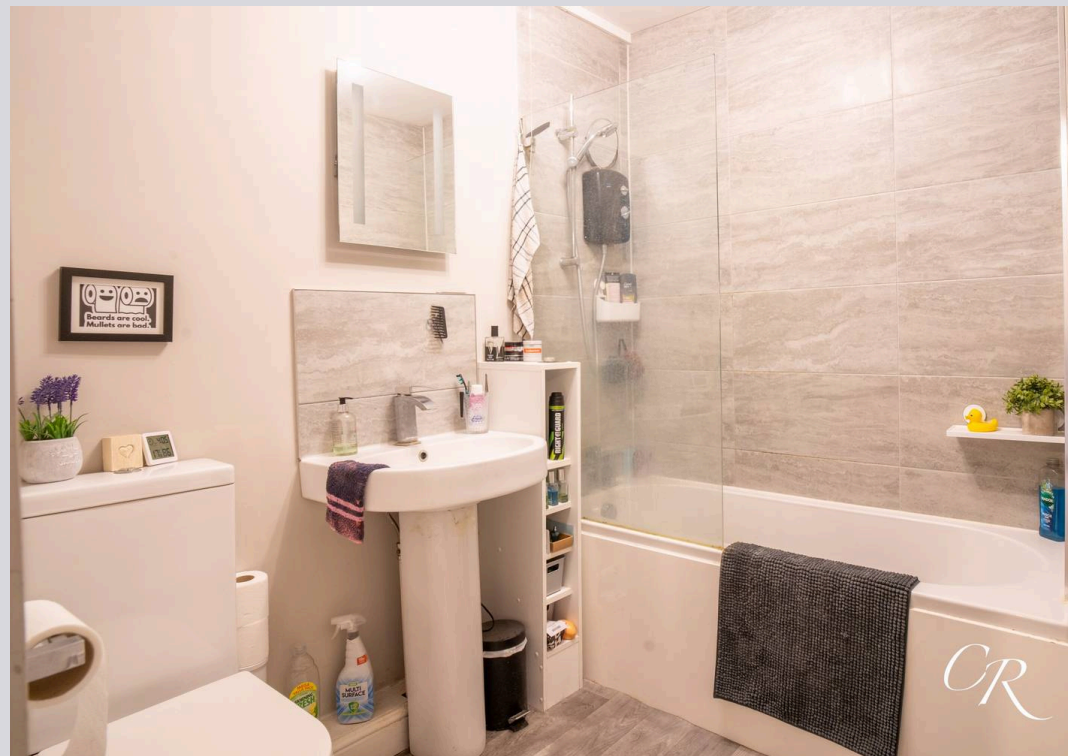
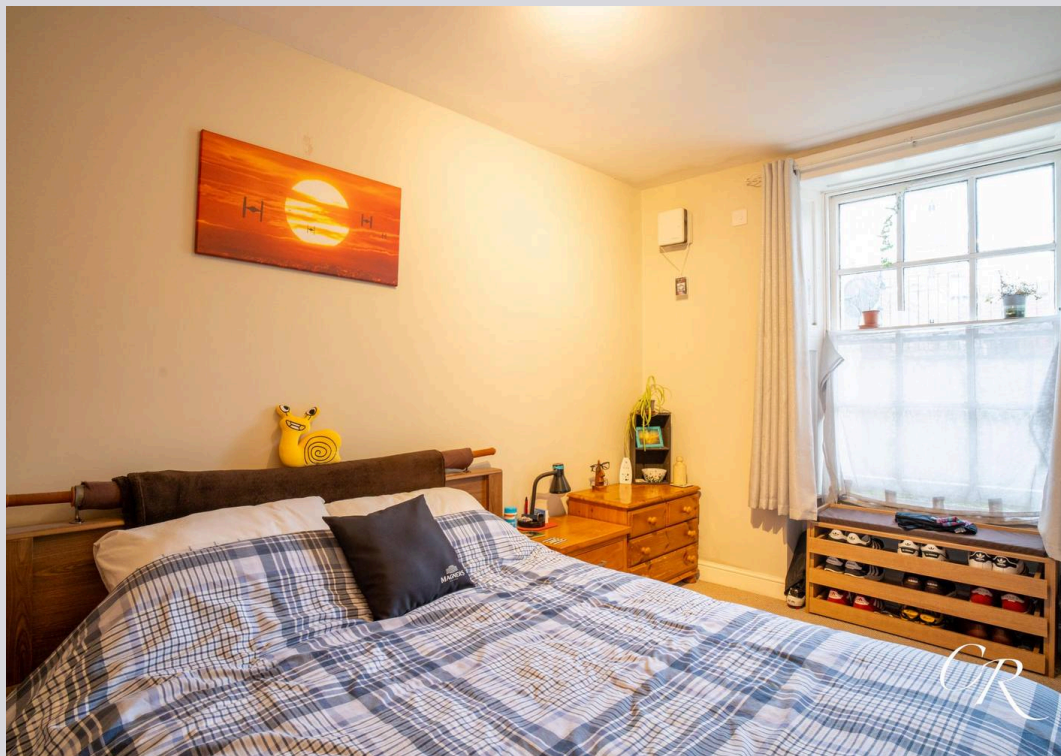
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Ideal Buy to Let Investment
- Courtyard Patio
- Allocated Parking Space
- Private Entrance
- Town Centre Location







Cook Residential is delighted to present this charming one-bedroom lower ground floor apartment, set within a Grade II listed building on the highly sought-after Bath Road. Perfectly positioned near Cheltenham Town Centre, this characterful property offers a private entrance, spacious living areas, and a communal courtyard. Ideal for those looking to enjoy the vibrant lifestyle of this popular location.

Upon entering, the property welcomes you through a communal courtyard entrance, offering an inviting outdoor space ideal for potted plants or a small seating area.

**Sitting Room/Dining Room:** The entrance leads directly into the spacious sitting room and dining area, featuring carpeted flooring that adds a warm, comfortable feel. With ample space for a sofa and dining table, this room is perfect for relaxing or entertaining guests.

**Kitchen:** Accessible from the sitting room, the kitchen features wooden wall and base units complemented by black granite-effect countertops. It includes a fitted oven with an electric hob and cooker hood, as well as space for an undercounter fridge freezer and washing machine, providing both functionality and style.

**Bedroom:** Accessed from the living area, the generously sized double bedroom is carpeted, creating a cosy retreat. This room offers plenty of space for a double bed and additional furniture, making it an ideal sanctuary for rest and relaxation.

**Bathroom:** The bathroom comprises of a shower over bath with sink and w/c.

**Courtyard:** The communal courtyard at the property entrance provides an outdoor space perfect for enjoying a morning coffee or cultivating a small garden area.

**Parking:** This property comes with an allocated parking space.

This charming apartment is offered with a Share of The Freehold, offering excellent value for anyone seeking a characterful home in a prime location.

**Tenure:** Share of Freehold

**Lease Length:** 189 Years Remaining

**Service Charge:** £2405.03 Per Annum

**Service Charge Review Period:** Annual

**Ground Rent:** N/A

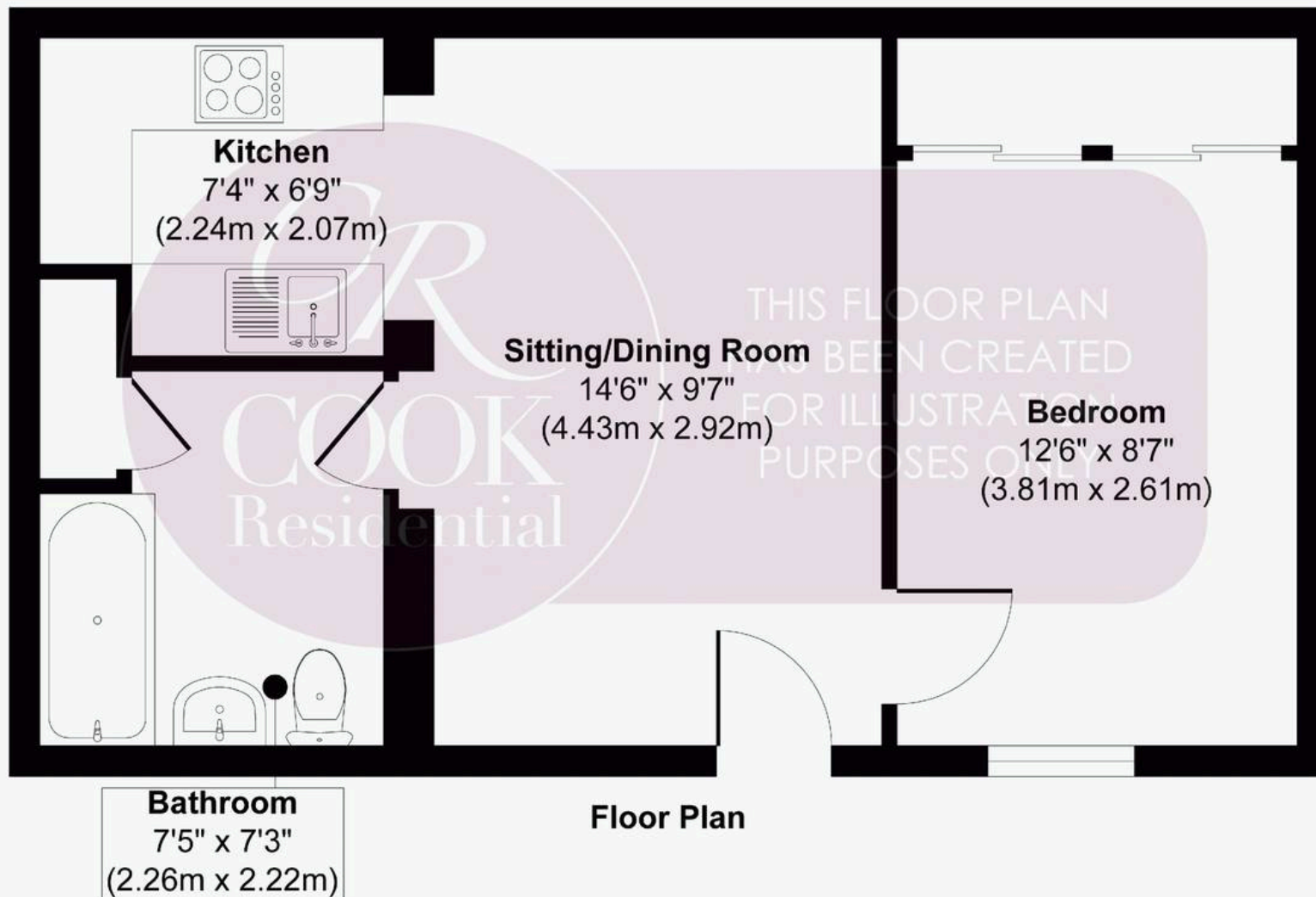
**Council Tax Band:** A

A viewing is highly recommended to fully appreciate the charm and convenience this property offers.

**Location:** Bath Road is ideally situated, offering easy access to a wide range of local amenities, including high-end shops, charming cafés, and excellent dining options. Its central location also provides convenient access to transport links, making it a highly desirable choice for town-centre living.

All information regarding the property details, including its position on Share of Freehold is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.





Approx. Gross Internal Floor Area 406 sq. ft / 37.80 sq. m

Produced by Elements Property







## Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • [enquiries@cookresidential.co.uk](mailto:enquiries@cookresidential.co.uk) • [cookresidential.co.uk](http://cookresidential.co.uk)

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.