



Rowanfield Road, Rowanfield – GL51 8AF
Cheltenham

Guide Price £125,000



57b, Rowanfield Road

Rowanfield, Cheltenham

Stylish, modern 1-bed duplex with period charm in vibrant area. Ideal for first-time buyers, investors, or downsizers. Share of freehold, private garden, excellent amenities. Book a viewing with Cook Residential.

Council Tax band: A

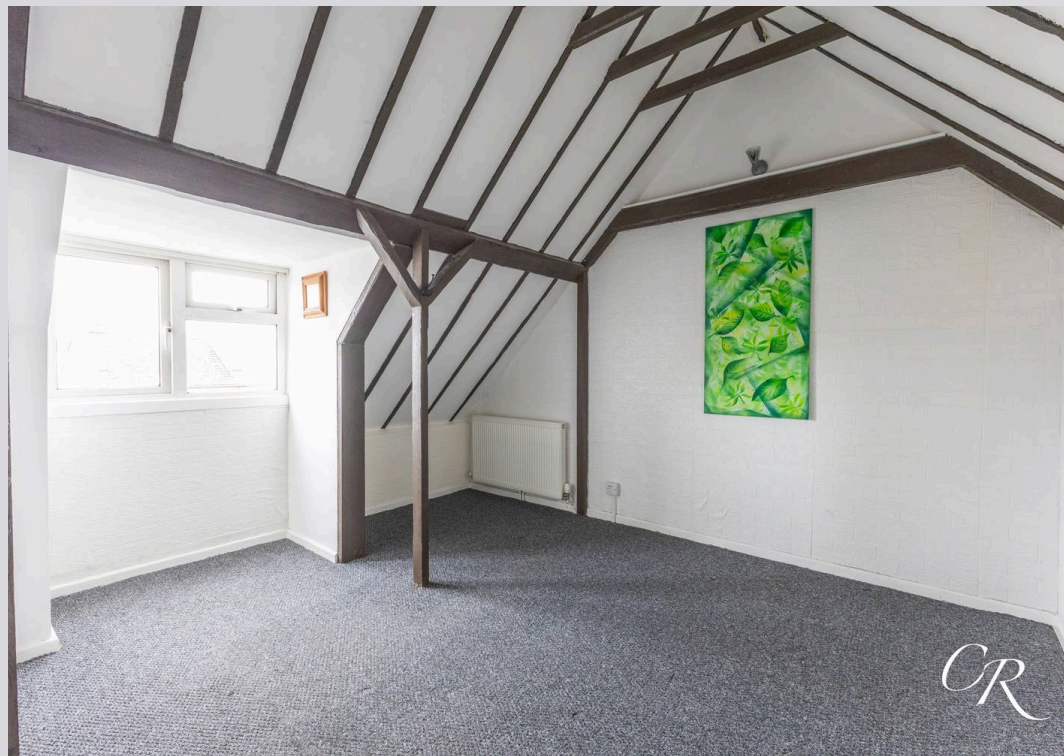
Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Duplex Flat
- Share Of Freehold
- One Bedroom
- Great Location Close to Amenities
- Private Courtyard Garden
- Allocated Parking





Nestled in the heart of a vibrant neighbourhood, this one-bedroom duplex offers a wonderful blend of modern living and period charm. With a share of freehold, this property presents an exciting opportunity for first-time buyers, investors, or downsizers alike.

Boasting a well-designed and flexible layout, this home is perfectly suited for those seeking contemporary comfort with a touch of character.

Entrance Level

Sitting / Dining Room: A bright and inviting open-plan living space, ideal for both relaxation and entertaining. With ample room for a dining area, this beautifully proportioned room benefits from large windows that flood the space with natural light, creating a warm and welcoming atmosphere.

Kitchen: Tucked away just off the living area, the well-appointed kitchen is efficiently designed to maximise space. Featuring modern appliances, sleek cabinetry, and practical work surfaces, this space is perfect for everything from quick breakfasts to gourmet meals.

Bathroom: A well-presented bathroom, fitted with a modern suite, including a bathtub with shower over, WC, and washbasin. The neutral décor enhances the sense of space and tranquillity.

Upper Level

Bedroom: Occupying the entire top floor, the spacious double bedroom provides a serene retreat away from the main living areas. With generous proportions, this room easily accommodates bedroom furniture and additional storage options, while still maintaining a light and airy feel.

Outside: Private Garden

A rare and desirable feature, this charming outdoor space provides a peaceful sanctuary from the hustle and bustle of daily life. Whether enjoying your morning coffee, indulging in al fresco dining, or unwinding with a book, this intimate courtyard is a versatile haven for relaxation.

Additional Information

Tenure: Share of Freehold

Lease Length: 959 years remaining

Service Charge: £40 per month (renewed annually)

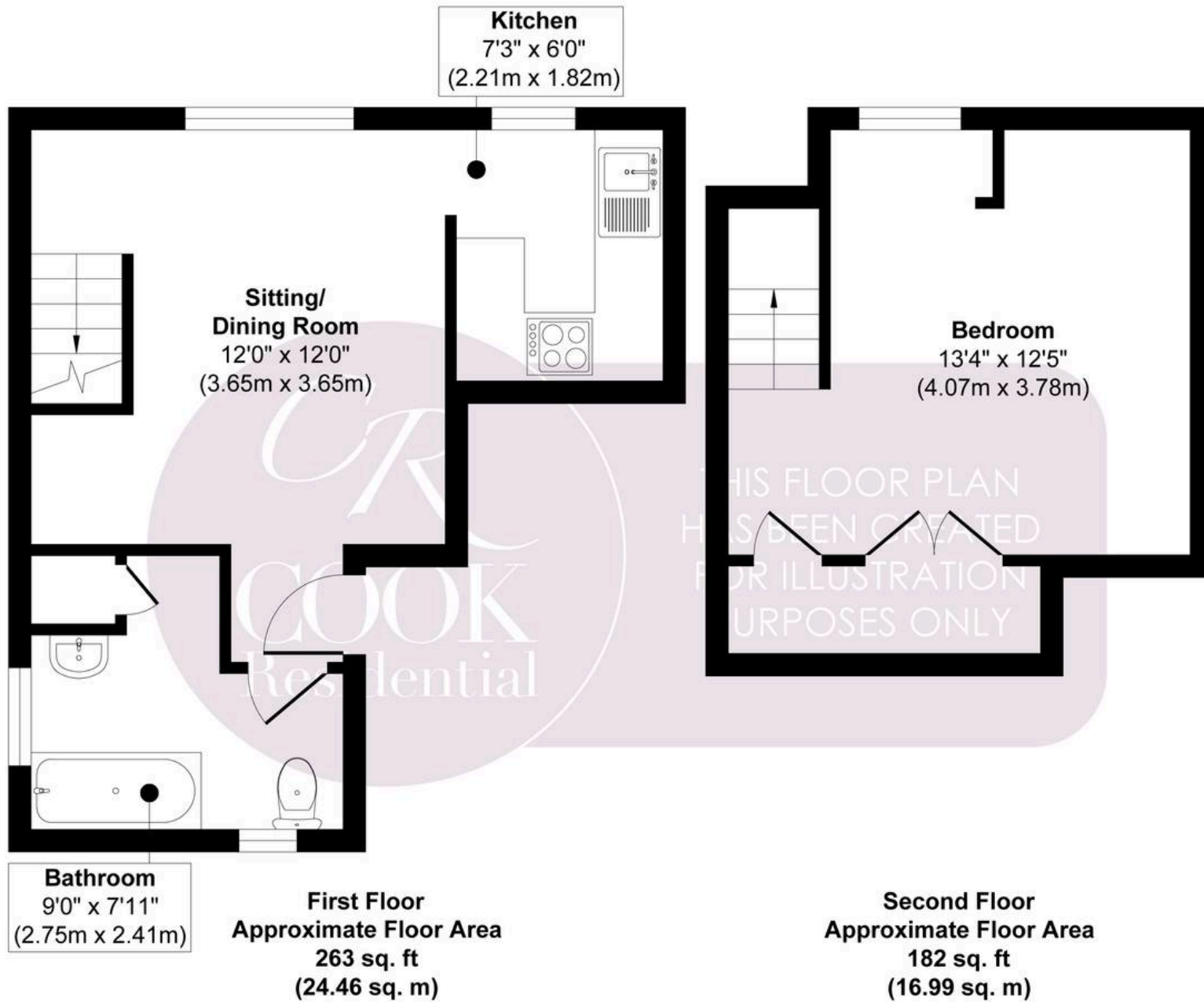
Ground Rent: £0

Council Tax Band: A

Viewings are strictly by appointment only. Please contact Cook Residential to arrange your exclusive tour.

Location: Positioned in an area with excellent amenities, this property offers the best of both worlds – a peaceful retreat while still being within easy reach of shops, restaurants, green spaces, and transport links. Whether you're seeking a vibrant lifestyle or a quiet escape, this charming duplex delivers an exceptional living experience in a highly desirable location.

All property details, including tenure, are to be confirmed between vendor and purchaser solicitors. Measurements are approximate and for guidance purposes only.



Approx. Gross Internal Floor Area 445 sq. ft / 41.45 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.