



18 Berkeley Court High Street, Cheltenham - GL52 6DA

Guide Price £140,000





Berkeley Court High Street

Cheltenham, GL52 6DA

Stylish 2 bed apartment in Berkeley Court, Cheltenham. No Onward Chain. 2 private patios. Modern décor. Bright living room. Modern kitchen. Double & single bedrooms. Modern bathroom. Convenient town centre location. Close to amenities & transport links.

Council Tax band: A

Tenure: Leasehold [approx. 116 years remaining]

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No Onward Chain
- Two Bedroom Upper Ground Floor Apartment
- Large Living Area and Separate Kitchen
- Two Large Private Patios
- Next to Sandford Park
- Fantastic Town Centre Location
- Residence Permit Parking



A stylish two bedroom apartment with No Onward Chain and two private patios, perfectly positioned in Berkeley Court on Cheltenham's High Street, next to Sandford Park and close to the town centre. This modern, well presented home offers bright and versatile living space, ideal for first time buyers, investors, or anyone seeking a convenient town centre location.

Living Room: A bright and welcoming space with full height windows and a door opening onto a large private terrace. Finished in neutral tones with light wood effect flooring, there is ample room for seating and dining, making it ideal for relaxing or entertaining.

Kitchen: A modern fitted kitchen with a range of white units and grey work surfaces. It includes an integrated oven and electric hob with extractor over and stainless steel sink with drainer.

Bedroom One: A well proportioned double bedroom with full height window and door opening onto a private terrace. Finished in soft neutral tones with light wood effect flooring, the room offers a calm and versatile space with ample room for bedroom furniture.

Bedroom Two: A single second bedroom, ideal as a home office, guest room, or dressing room. Finished in neutral tones with a window providing natural light, the room features fitted carpet and a simple, clean décor.

Bathroom: A modern white suite comprising a panelled bath with shower over and glass screen, wash hand basin with vanity unit, and WC. Fully tiled in a contemporary neutral finish, the room is completed with a large mirror and chrome fittings.

Outside Patios: The property benefits from two private patios. One patio is accessed from the living room, providing a generous area ideal for seating or entertaining. The second, smaller patio is accessed from the bedroom, offering a more secluded outdoor spot. Both spaces present potential for improvement and personalisation.

Location: Berkeley Court is situated on Cheltenham's High Street, placing a wide range of shops, cafés, restaurants, and local amenities right on the doorstep. Cheltenham's town centre, Montpellier, and The Brewery Quarter are all within easy reach, offering leisure, dining, and entertainment options. Regular bus routes run nearby, and Cheltenham Spa railway station is approximately 1.5 miles away, providing connections to major cities including Bristol and London

Tenure: Leasehold

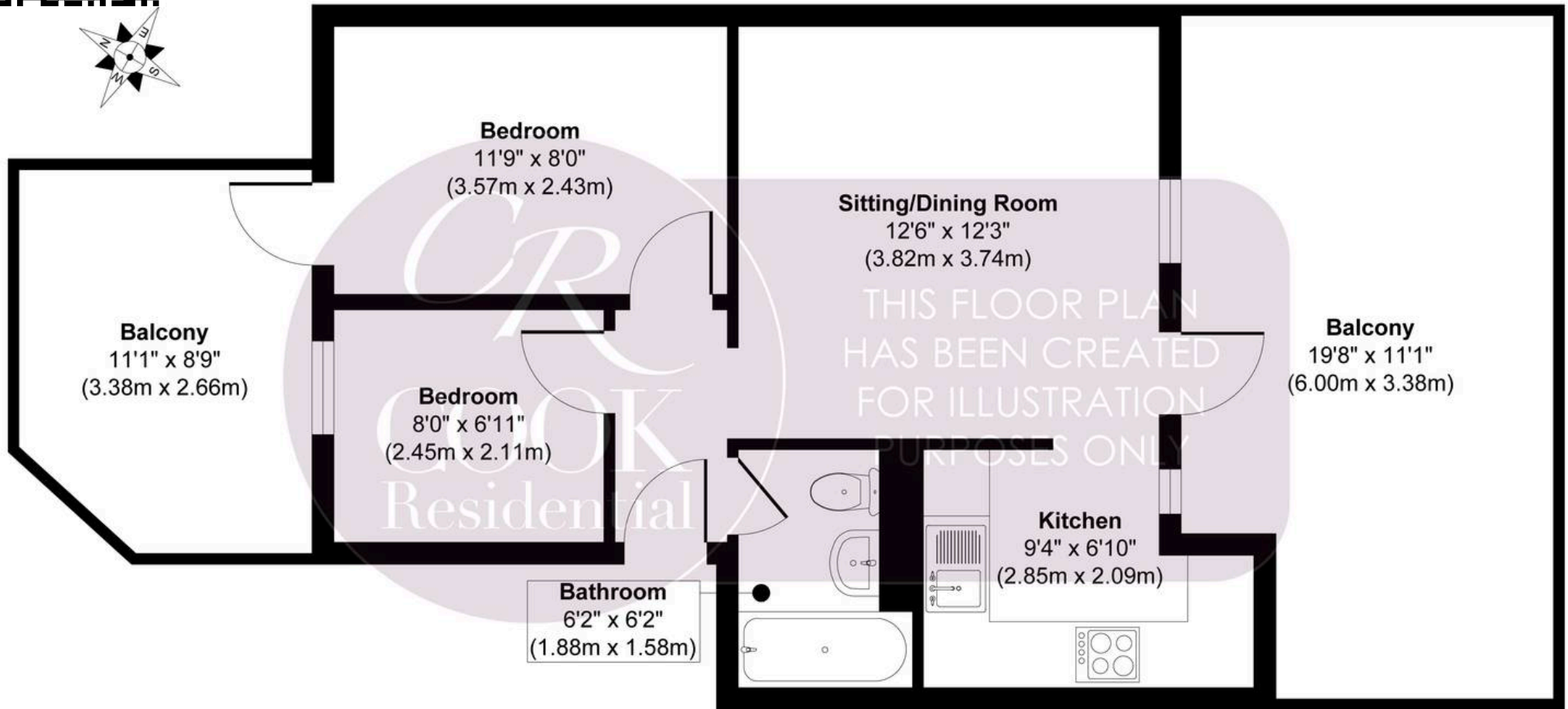
Lease Length: Approx. 116 Years Remaining

Service Charge: £150 per month

Ground Rent: £212.60 per annum

Council Tax Band: A

All information regarding the property details, including lease terms and service charges, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.



Ground Floor

Approx. Gross Internal Floor Area 442 sq. ft / 41.12 sq. m
Approx. Gross Internal Balcony 305 sq. ft / 28.41 sq. m

Produced by Elements Property





Cook Residential

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

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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.