



Old Bath Road, Cheltenham Town Centre, GL53 7QF

In Excess of £600,000





## Old Bath Road

Cheltenham Town Centre, GL53 7QF

Council Tax bands:

- Flats 1 & 2: Band C
- Flat 3: Band B
- Flat 4: Band A

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: E

- No Onward Chain
- Currently Configured As Three Apartments
- Courtyard Garden
- Close Proximity To The Town Centre
- Six Bedrooms In Total
- Investment Opportunity









Cook Residential is delighted to present this unique freehold period property, currently arranged as three individual flats but now offered as a single freehold sale. Dating back to the late 1800s, this substantial residence boasts a wealth of character and versatility, offering the potential to retain its current layout or reconfigure it to suit various needs. The building includes a duplex apartment spanning the basement and ground floors and two self-contained apartments on the first and second floors. Benefiting from a private courtyard garden and off-road parking to the front, this property presents a fantastic investment opportunity.

**Please note:** A residential mortgage is not available for this property.

Upon entering, the property is arranged over four levels, currently configured as apartments. The basement and ground floor have been combined to form a duplex apartment, but they were previously two separate dwellings and could be split back into individual properties if desired. The first and second floors each offer self-contained apartments, providing flexible living arrangements.

**Basement Level (Part of Duplex Apartment)** The basement level provides excellent living space, featuring two bedrooms, a bathroom with a bath, a separate walk-in shower, WC, and sink, as well as a separate workshop/storage area. Bedroom one enjoys a front bay window aspect and generous built-in storage, creating a bright and airy feel. Bedroom two is also well-proportioned, with built-in storage. A kitchen/utility area serves this level, offering additional functionality.

**Ground Floor (Part of Duplex Apartment)** The ground floor offers a spacious reception room with a large bay window, high ceilings, and period detailing. A third double bedroom with built-in storage is also located on this level. A separate dining room leads into a fitted kitchen, which provides ample cabinetry and worktop space. There is also a shower room with a WC and sink.

**First Floor (Self-Contained Apartment)** The first-floor apartment features a sitting/dining room, a separate kitchen, two double bedrooms, and a bathroom with a shower over bath, sink, and a separate WC. Bedroom one is a spacious double with built-in storage, while bedroom two is positioned at the rear of the property. This apartment enjoys a pleasant outlook.

#### **Second Floor (Self-Contained Apartment)**

The second-floor apartment benefits from a sitting/dining room with a front window aspect, a separate kitchen, a double bedroom with built-in storage, and a bathroom fitted with a bath, WC, and basin. This property also enjoys a pleasant outlook.

**Outside Space** To the rear of the property, a private courtyard garden provides a low-maintenance outdoor area, perfect for relaxation. Off-road parking is available to the front, adding to the convenience of this fantastic opportunity.

**Additional Information/ Tenure:** Freehold (The flats previously held individual leasehold titles)

- **Council Tax Bands:**
  - Flats 1 & 2: Band C
  - Flat 3: Band B
  - Flat 4: Band A
- **EPC Ratings:**
  - Flats 1 & 2: C & D
  - Flat 3: D
  - Flat 4: C

**Mortgage Note:** A residential mortgage is not available on this property.

This rare and exciting opportunity is ideal for investors or those seeking a versatile period property. Early viewing is advised to appreciate the full scope of accommodation on offer.

Cheltenham offers easy access to the A40 and M5 motorway. The town itself is a beautiful Regency spa destination, famous for its festivals, and 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 Freehold is to be confirmed between vendor and purchaser solicitors.

All measurements are approximate and for guidance purposes only.





Approx. Gross Internal Floor Area 3223 sq. ft / 299.69 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.