

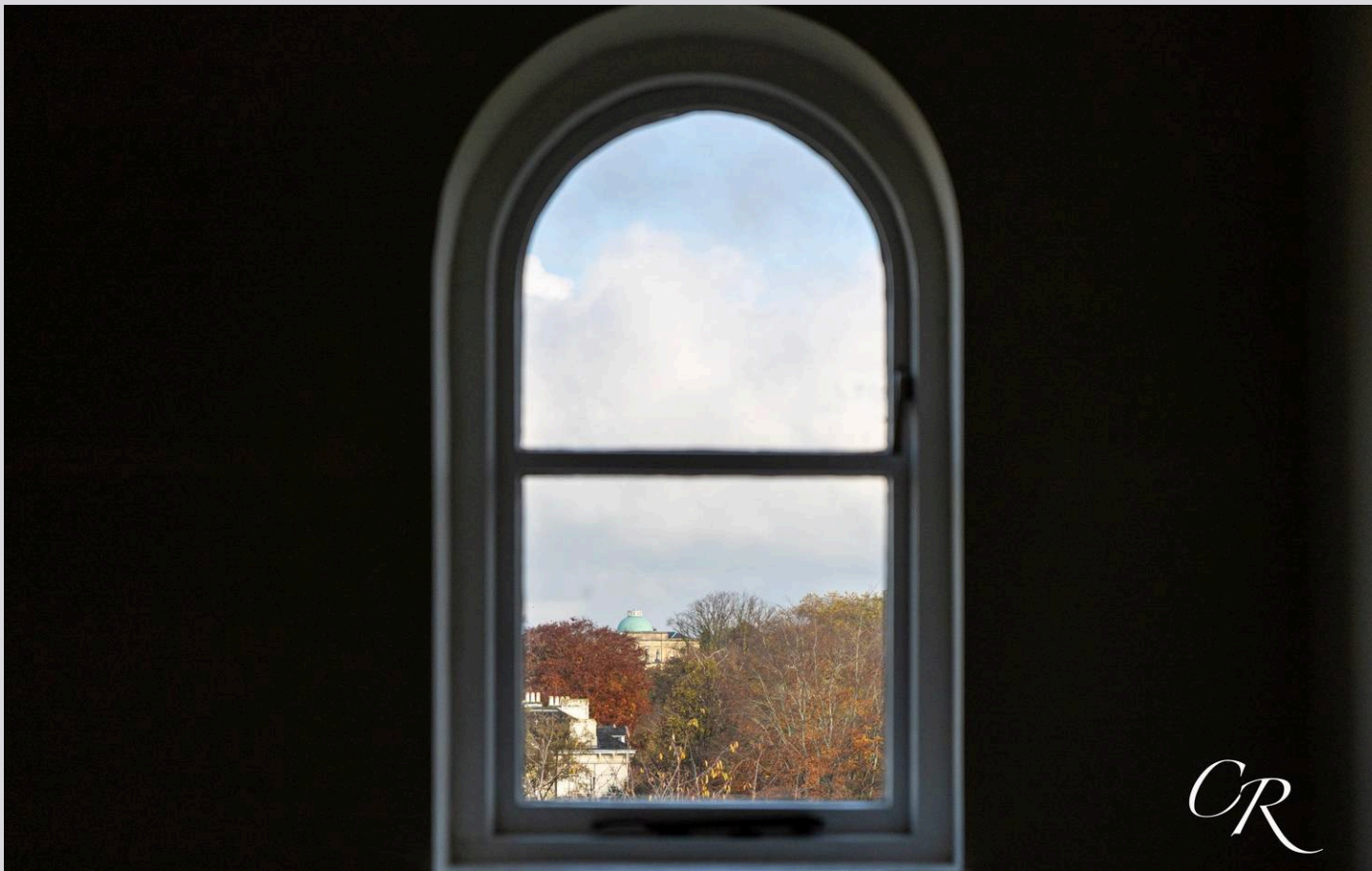


Evesham Road, Cheltenham - GL52 2AH

Guide Price £250,000







## Flat 6

40 Evesham Road, Cheltenham

Council Tax band: C

Tenure: Share of Freehold

- Desirable Location
- Grade II Listed
- Incredible Views
- Allocated Parking Space
- Upper Floor Apartment







Cook Residential is pleased to present this spacious two-bedroom upper-floor apartment in a Grade II Listed building opposite Pittville Lawn with No Onward Chain. This charming property would benefit from some updating. The apartment offers breath-taking views over Cheltenham with the convenience of a communal courtyard garden, making it ideal for those seeking a well-located and low-maintenance home.

Upon entering the property, you are greeted by an entry staircase leading to the main living spaces.

**Kitchen:** The kitchen is well-equipped, offering ample room for meal preparation. With thoughtful cabinetry and countertop space, a built-in oven and hob with an extractor fan, and space for a washing machine and fridge freezer, this kitchen provides functionality and comfort for daily living.

**Sitting/Dining Room:** This inviting room serves as the heart of the apartment, with ample space for relaxation and dining and a feature fireplace. The room enjoys natural light and offers scenic views over Cheltenham, adding a touch of tranquillity to your living experience.

**Landing:** A spacious landing area of 11'8" x 8'2" connects the rooms, enhancing the apartment's open and accessible layout.

**Bedrooms:** The apartment features two generously sized bedrooms. The first bedroom provides a versatile space suitable for various furniture arrangements. The second bedroom also offers a comfortable private space, perfect for a guest room or home office.

**Bathroom:** The bathroom is conveniently located between the kitchen and living spaces. It has a bath with a shower attachment as well as a separate walk in shower a WC, and sink.

**Communal Courtyard Garden:** Outside, residents can enjoy a shared courtyard garden, providing a peaceful outdoor space. This property combines the charm of elevated views with modern comforts and communal amenities.

Viewing is highly recommended to appreciate the unique features and generous space this apartment offers.

**Tenure:** Leasehold with A Share of Freehold

**Lease Length:** 970 Years Remaining

**Service Charge:** £1536 Per Annum

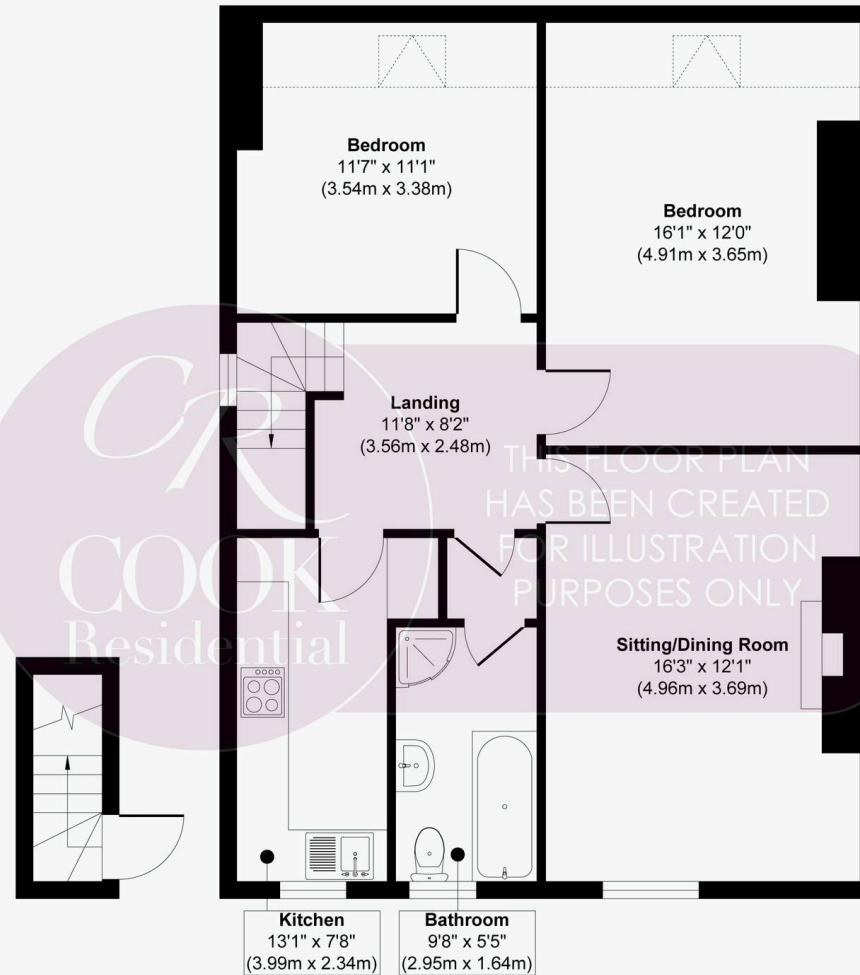
**Service Charge Review Period:** Annually

**Council Tax Band:** C

The building is also conveniently located adjacent to Pittville Lawn, within the Pittville District. Pittville offers a prime location with easy access to Pittville Park and the Town Centre. The area is known for its beautiful Regency architecture, excellent local amenities, and a variety of shops, eateries, and cultural attractions, making it a highly desirable place to live.

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.





Second Floor

Third Floor

Approx. Gross Internal Floor Area 776 sq. ft / 72.13 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.