



Fairview Road, Cheltenham - GL52 2EH

Guide Price £425,000





## Fairview Road

Cheltenham, GL52 2EH

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Block Of Three Flats
- The Entire Freehold To The Building Is Being Sold
- Town Centre Location
- Annual Rental Yield Of 8.5%
- Investment Opportunity
- No Chain







Cook Residential is delighted to present this rare investment opportunity to acquire an entire freehold block of three apartments, centrally located in Cheltenham town centre. This attractive offering consists of two three-bedroom apartments and one two-bedroom apartment, all presented in excellent condition and currently let with tenants in situ. Boasting a gross rental yield of approximately 8.5%, this property represents an exceptional addition to any investor's portfolio.

Each apartment benefits from a designated parking space, a mirrored internal layout, and independent access, offering a strong blend of practical design and long-term rental appeal.

**Agents Note:** Please note that the floorplans are approximate to the layout and should not be relied upon due to access restrictions. A viewing is highly recommended in order to see the true layout of the property.

**Each Apartment Comprises:**

**Entrance Hall:** A welcoming entrance hall leads into the apartment and provides access to all principal rooms.

**Open Plan Kitchen / Sitting / Dining Room:** A generously proportioned and light-filled open plan living space, perfect for modern lifestyles. The kitchen area features cabinetry, integrated sink, oven, hob, and extractor fan. The open aspect into the sitting/dining area makes it ideal for entertaining or relaxed evenings in.

**Bedrooms:** The master bedroom is positioned to the front and offers ample space for a double bed and storage furniture.

The second bedroom (in the two-bedroom flat) and additional third bedroom (in the three-bedroom flats) are located to the rear, ideal for guests, children, or home office use.

**Shower Room:** A contemporary fitted shower room includes WC, wash basin, and walk-in shower enclosure with complementary tiling.

**Outside Space & Parking:** Each apartment benefits from an allocated parking space, which is an enviable feature in the town centre. The block as a whole is ideally located within walking distance to the shops, cafes, bars, and amenities of central Cheltenham.

**Council Tax Band:** A (each apartment)

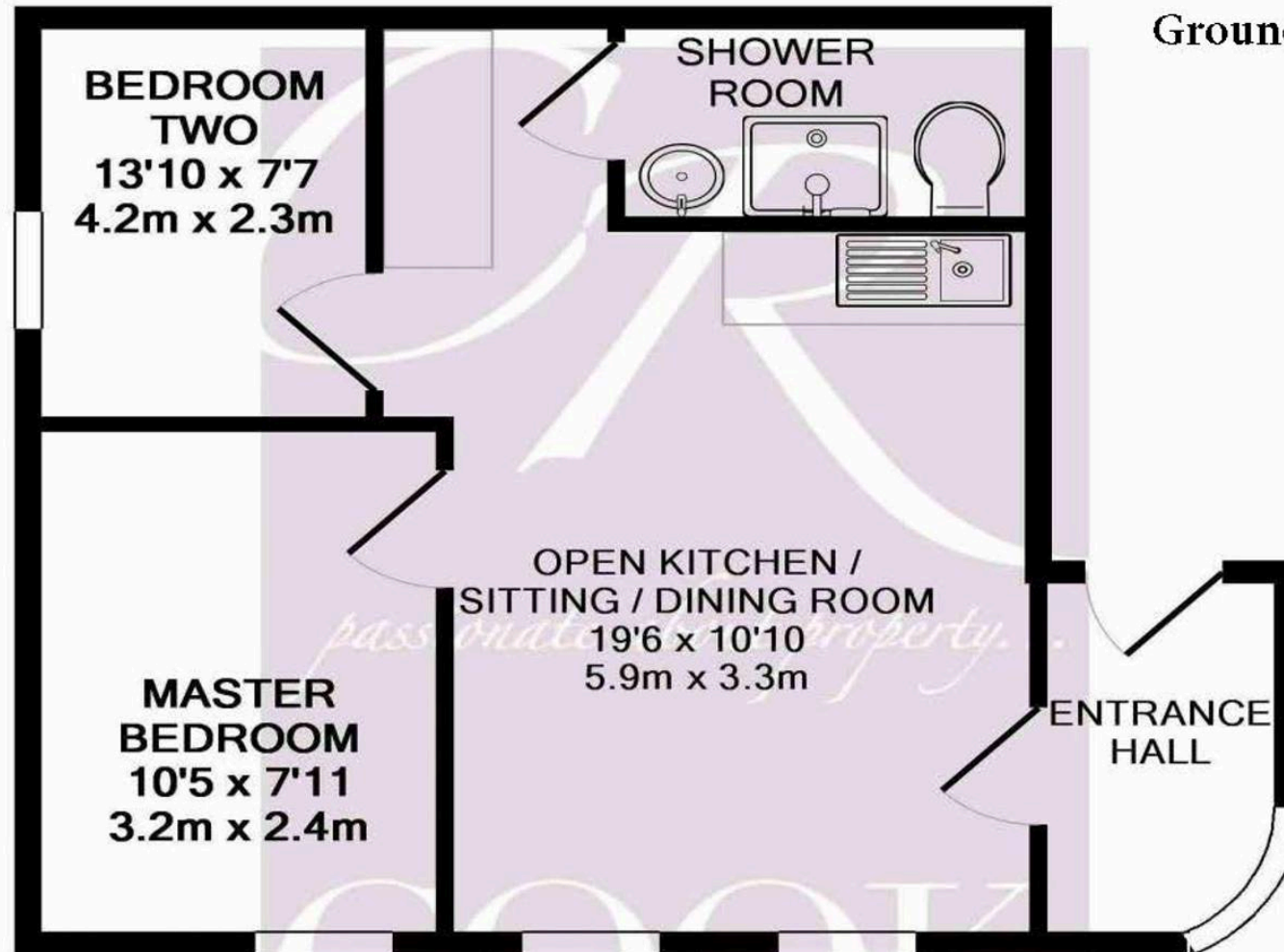
**Tenure:** Freehold

**Investment Summary:** This is a fantastic chance to secure a ready-made investment with three well-maintained apartments generating a strong return. The freehold nature of the block adds further value and control for the owner.

**Location:** Cheltenham is renowned for its regency architecture and vibrant cultural scene, including festivals for literature, music, science, and jazz, as well as the world-famous National Hunt Racing Festival and The Cheltenham Gold Cup. The town boasts an array of excellent schools, including the internationally recognized Cheltenham College and Cheltenham Ladies College. The town centre offers a rich selection of local and high-street shops, eateries, bars, and art galleries, making it a sought-after destination for residents and visitors alike.

**Please Note:** Tenure is to be confirmed by the solicitors acting on behalf of the vendor and purchaser.





Ground Floor

TOTAL APPROX. FLOOR AREA 397 SQ.FT. (36.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## 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.