



Prince Regent Mews, Cheltenham - GL52 2AQ

CR
Guide Price £240,000



Prince Regent Mews

Cheltenham, GL52 2AQ

Stylish 2-bed apartment in Cheltenham town centre. Open plan living, modern kitchen, en suite, parking. Ideal for first-time buyers or investors. Characterful Regency style development. Close to shops and transport links.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Two Bedroom Modern Apartment
- Two Bathrooms
- Open Plan Living Room and Kitchen
- Double Glazing Throughout
- Located on the First Floor
- Convenient Town Centre Location With Allocated Parking





Located in the heart of Cheltenham town centre, this stylish two bedroom apartment is positioned on the first floor of this attractive Regency style Crest Nicholson development accessed via electric gates and positioned within the heart of Cheltenham Town Centre.

With bright, contemporary interiors and open plan living, this apartment offers both charm and convenience just moments from shops, restaurants and transport links. The property is ideal for those looking for a lock up and leave, first time buyers, investors, or professionals looking for a centrally located base.

Entrance Hall: The hallway is light and practical, offering ample built in storage, ideal for coats, shoes, and household essentials.

Open Plan Kitchen and Living Area: This bright and airy open plan living area enjoys an abundance of natural light from two sash windows. The kitchen area features a sleek, modern design with integrated appliances including a tall built in fridge freezer and dishwasher. Spotlights and white walls enhance the contemporary feel, while the living area carpet gives a warm and cohesive finish to this cosy space.

Bedroom One: A well proportioned double bedroom with white walls, spotlights, and continued carpeted and wooden flooring. The space is ideal for both rest and relaxation with ample room for freestanding furniture and personal touches.

Ensuite: This modern shower room features contemporary tiling with contrasting mosaic detailing, a corner shower enclosure with sliding glass doors, a wall mounted basin, and a WC.

Bedroom Two: A good sized bright second bedroom, with a large windows with attractive decorative wrought iron railings outside and neutral carpet.

Bathroom: The modern bathroom suite includes a white bath with overhead shower, WC, and wash hand basin, all complemented by clean beige tiling, a large mirror, and stylish contemporary fittings.

Parking: The property benefits from one allocated parking space, providing convenient off road secure parking to the rear of the property.

Tenure: Leasehold

Lease Length: Approx. 100 years remaining

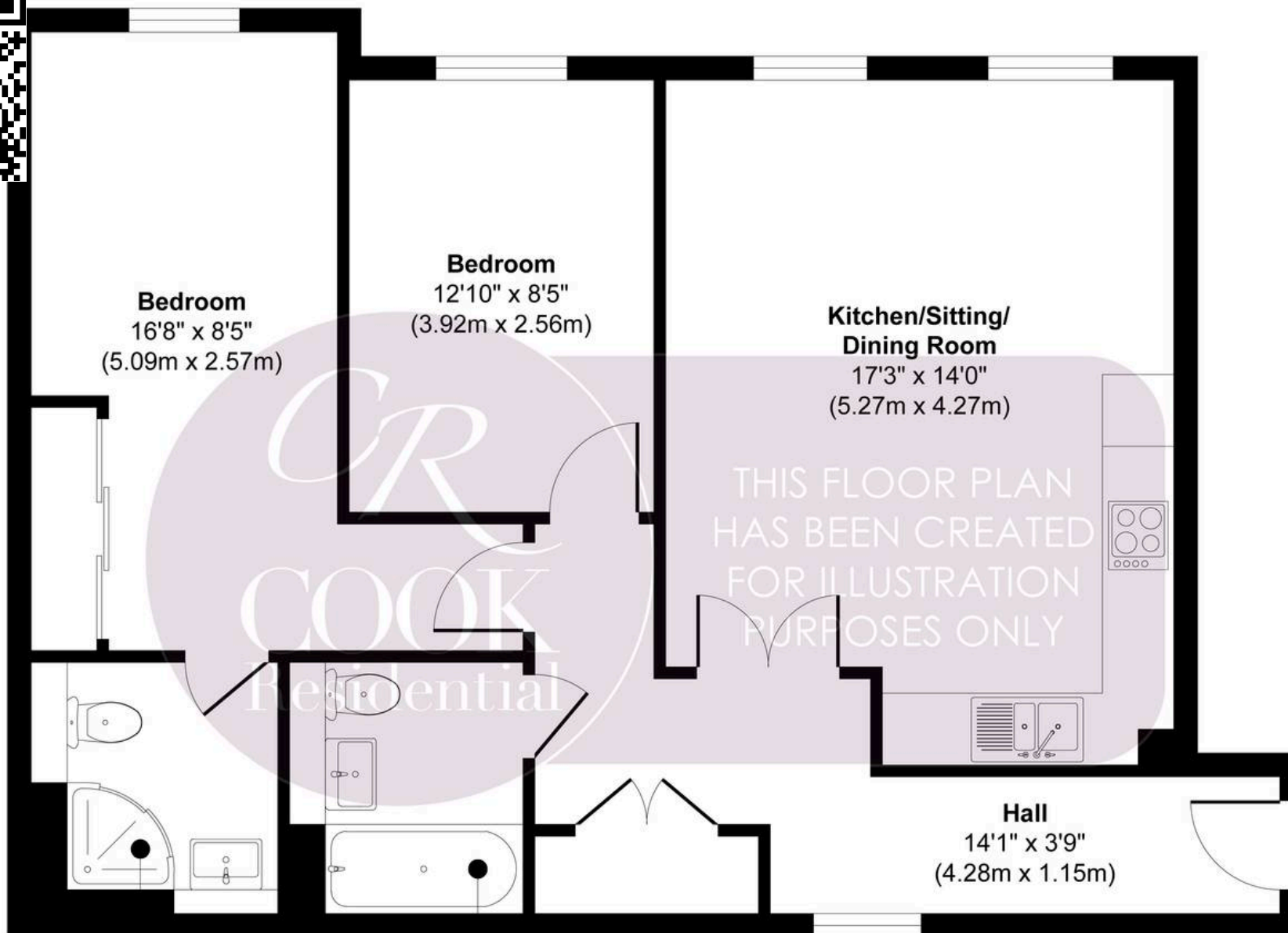
Service Charge: £1,961 per annum

Ground Rent: £250 per annum

Council Tax Band: C

Location: Prince Regent Mews is perfectly situated in Cheltenham town centre, just moments from the Promenade, Montpellier, and the town's array of independent shops, cafes and cultural venues. This is the ideal setting for anyone seeking the ease of central living combined with characterful period style charm.

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.



En-suite
6'11" x 6'9"
(2.11m x 2.07m)

Bathroom
6'8" x 6'5"
(2.02m x 1.96m)

First Floor

**Kitchen/Sitting/
Dining Room**
17'3" x 14'0"
(5.27m x 4.27m)

Bedroom
16'8" x 8'5"
(5.09m x 2.57m)

Bedroom
12'10" x 8'5"
(3.92m x 2.56m)

Hall
14'1" x 3'9"
(4.28m x 1.15m)

THIS FLOOR PLAN
HAS BEEN CREATED
FOR ILLUSTRATION
PURPOSES ONLY

Approx. Gross Internal Floor Area 745 sq. ft / 69.25 sq. m

Produced by Elements Property





Cook Residential

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

01242 500259 • enquiries@cookresidential.co.uk • 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.