



Prestbury Road, Cheltenham - GL52 2DP

In Excess of £230,000



Flat 2

120 Prestbury Road, Cheltenham

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Council Tax band: TBD

Tenure: Share of Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- No Onward Chain
- Brand New Two Bedroom Apartment
- First Floor Apartment
- Stylish Kitchen and Bathroom
- High Specification Throughout
- Allocated Parking





A beautifully presented two bedroom apartment offered with No Onward Chain, set within the Prestbury Mews development, perfectly positioned along Prestbury Road in Cheltenham. Combining contemporary design with thoughtful finishes, this stylish home offers open plan living, two well proportioned bedrooms, a sleek bathroom, and allocated parking.

Open Plan Living Room Kitchen: The heart of the apartment is the impressive open plan kitchen, dining, and living area. The kitchen is fitted with the Soho Range cabinetry, complemented by Cool White Pure square edge worktops, Bosch appliances, and matt black fixtures. This sociable space offers ample room for relaxing or entertaining, with clean lines and modern detailing throughout.

Bedroom One: The main bedroom is a comfortable double, finished in a neutral palette with fitted carpets. There is space for freestanding wardrobes and additional furniture, making it a calm retreat at the end of the day.

Bedroom Two: The second bedroom is equally well-presented, ideal as a guest room, home office, or nursery.

Bathroom: The bathroom is fitted to a high specification, featuring a Solace Oak vanity unit with a mid-edge basin, black matt fixtures, Vernazza Bianco Matt ceramic tiled shower, Solace Oak bath panel, and an illuminated Charlotte mirror. A spa-like space, designed for both style and function.

Parking: The apartment benefits from an allocated parking space, providing convenient off-road parking.

Tenure: Share of Freehold

Lease Length: 999 Years Remaining

Service Charge: £1000 Per Annum

Council Tax: TBC

Location: Prestbury Mews is situated on Prestbury Road, offering easy access to Cheltenham town centre, local shops, parks, and leisure facilities. The development is well connected by road and public transport, making it an ideal location for both professionals and families.

Please note: The photographs shown are of the show apartment and are for illustrative purposes only. The property for sale features a kitchen in the Soho Range Midnight Blue finish.

Please note that these are Draft details and are awaiting vendor approval.

All information relating to tenure and boundaries to be verified by purchaser’s solicitor. All measurements and details provided are for guidance only.



**Kitchen/Sitting/
Dining Room**
19'9" x 12'11"
(6.01m x 3.94m)

Bedroom
12'8" x 7'1"
(3.86m x 2.15m)

Bedroom
12'8" x 12'4"
(3.86m x 3.77m)

Hall
10'10" x 6'8"
(3.30m x 2.03m)


Bathroom
8'6" x 6'8"
(2.58m x 2.04m)

Floor Plan

Approx. Gross Internal Floor Area 650 sq. ft / 60.46 sq. m
Produced by Elements Property



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.