



Prestbury Road, Cheltenham - GL52 2DP

CR
Guide Price £500,000



Prestbury Road

Cheltenham, GL52 2DP

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two First Floor Apartments
- Sale Including Freehold
- Two Allocated Parking Spaces
- Investment Opportunity
- Three One Bedroom Apartments
- One Garden Apartment





You can include any text here. **This sale is for the entire Freehold of the building, which comprises three separate apartments. Please note that the property is being sold as a single transaction, and the individual flats will not be sold separately.**

Cook Residential is delighted to present a rare investment opportunity in the form of a freehold building comprising of three one-bedroom flats. One ground-floor garden flat and two first-floor flats, each offering scope for modernisation. With excellent potential for rental income, the property includes private parking and benefits from a central location in the Town Centre and within easy reach of all local amenities. This sale is offered with No Onward Chain.

Flat 1 – Ground Floor Garden Flat

The ground-floor flat welcomes you via the main entrance into a hallway that leads to the kitchen. Equipped with a wood wall and base units, the kitchen has an integrated oven with a hob and extractor fan, as well as space for a washing machine and fridge freezer. The spacious sitting room features built-in storage and a charming fireplace, and it opens into a dining room extension with tiled flooring and exposed brickwork, creating a warm and rustic ambiance. Completing this flat is a bathroom with a bath, overhead shower, WC, and sink, and a front-aspect double bedroom. This flat enjoys exclusive access to a private hedge-enclosed courtyard garden, ideal for outdoor relaxation.

Flat 2 – First Floor

Entering into a hallway, this first-floor flat offers a large sitting and dining room featuring a fireplace and two front-aspect windows that fill the space with natural light. The kitchen, positioned at the rear, includes wood wall and base units, countertops, a fitted oven and hob with extractor fan, and space for a washing machine. A rear-aspect double bedroom offers built-in storage, and the bathroom is equipped with a WC, sink, and shower over bath.

Flat 3 – First Floor Over Archway

This flat, similar in layout to Flat 2, is situated over the building's archway, giving it a unique "coach house" feel. It offers a dual-windowed, front-aspect sitting and dining room complete with a feature fireplace. The rear-aspect double bedroom provides a quiet retreat with ample built-in storage. The kitchen has wood wall and base units, countertops, an integrated oven and hob, an extractor fan, and space for a washing machine. The bathroom includes a shower over bath, sink, and WC. A convenient storage cupboard is accessible from the hallway.

Parking: The property benefits from two designated parking spaces in the rear car park, accessible through an archway from the main road. These spaces ensure off-street parking is available.

EPC Ratings and Council Tax

- Flat 1: Garden Flat, EPC D, Council Tax Band A
- Flat 2: First Floor Flat, EPC C, Council Tax Band A
- Flat 3: First Floor Over Archway, EPC D, Council Tax Band A

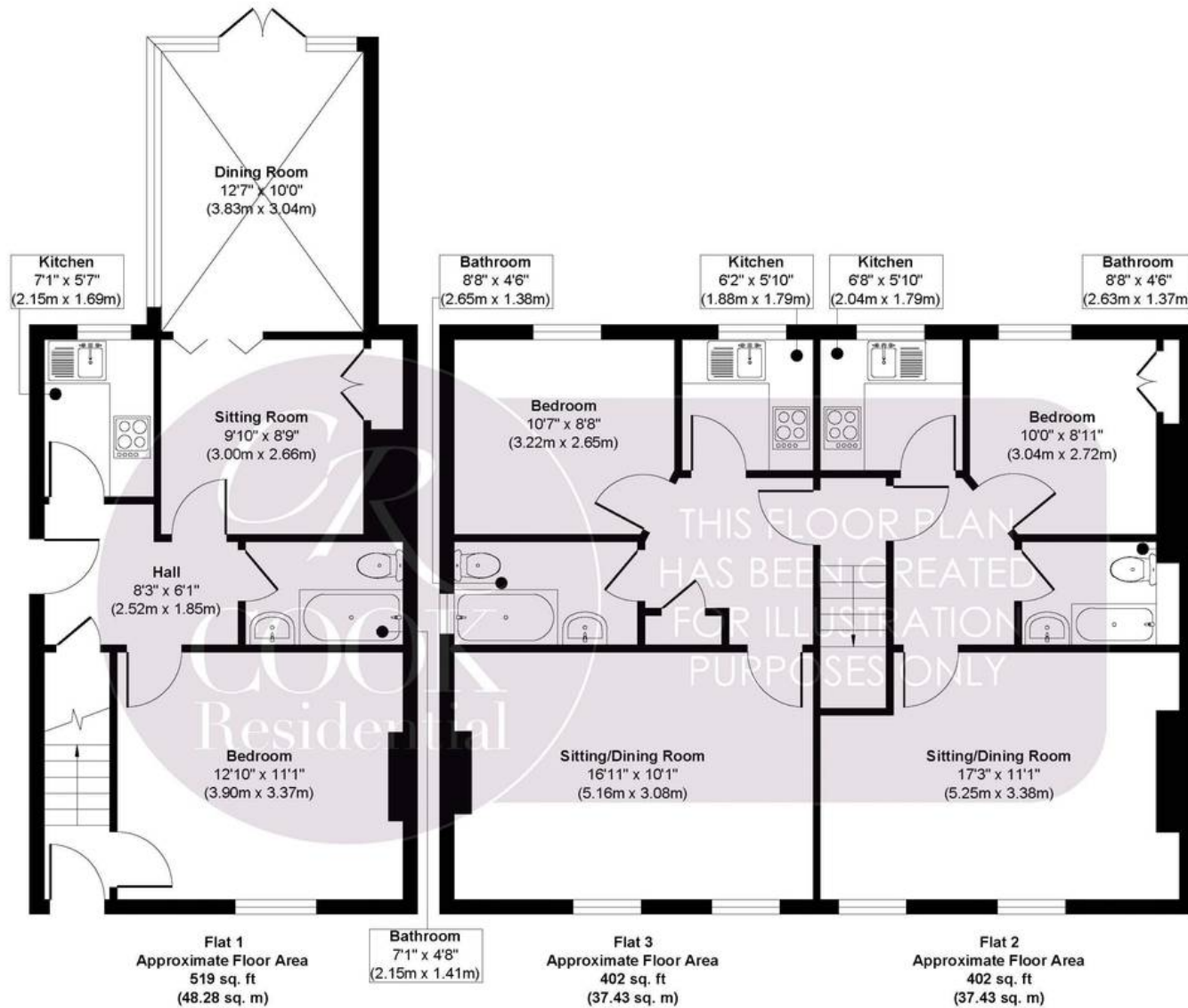
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Each flat operates under separate AST's. For further information regarding potential rental values, please contact the agent.

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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. A viewing is highly recommended to fully appreciate the space and this property has to offer.

Cheltenham is renowned for its vibrant town centre, rich with shops, restaurants, and cultural events. Conveniently situated for access to the M5 and Cheltenham Spa Station, this property is perfectly positioned for commuters and those who enjoy easy access to local amenities.





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.