



Wallace Apartments, Sherborne Street, GL52 2JZ

Guide Price £200,000





## 3 Wallace Apartments Sherborne Street

Town Centre, GL52 2JZ

Convenient town centre 2-bed apartment with ensuite, allocated parking & no chain. Light-filled rooms, modern kitchen, & main bathroom. Ideal for professionals/investors. Close to amenities & transport links.

Council Tax band: D

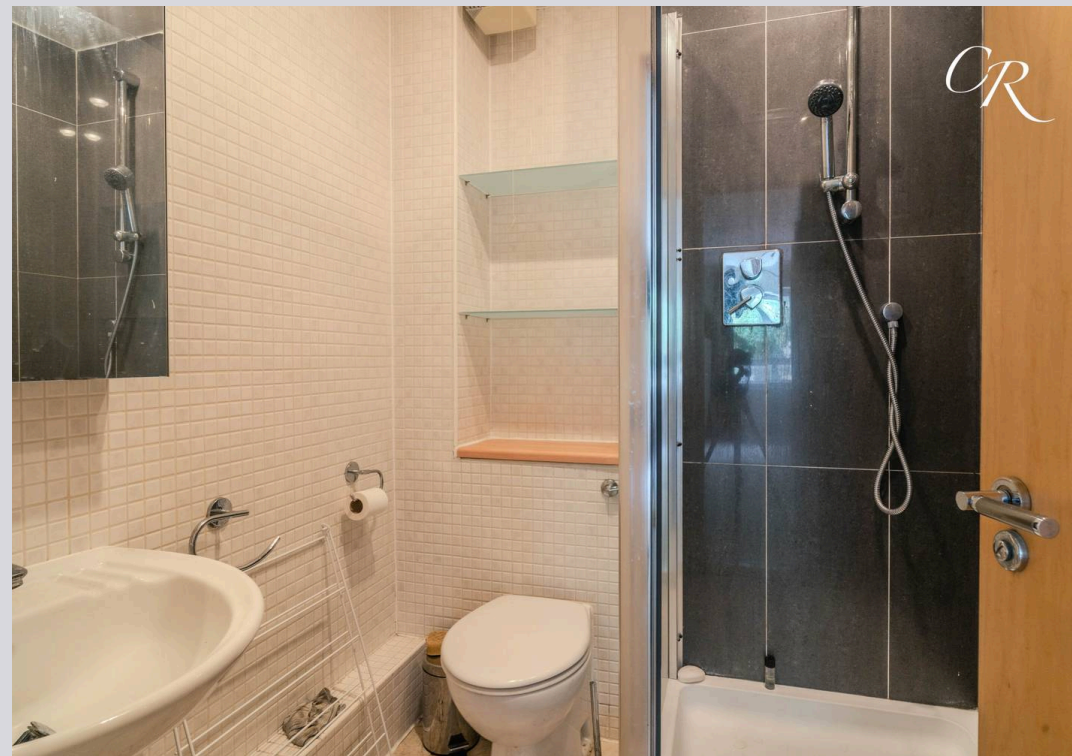
Tenure: Leasehold

EPC Energy Efficiency Rating: TBC

- No Onward Chain
- Two Bedroom First Floor Apartment
- Two Bathrooms
- Previous Rental Investment
- Close to Local Amenities And The Town Centre
- Secure Allocated Parking







Situated within a convenient Town Centre location, this well-proportioned two-bedroom first-floor apartment offers light and spacious accommodation throughout. Benefitting from No Onward Chain, an ensuite to the principal bedroom, and an allocated parking space, this apartment is ideal for professionals, investors, or those seeking a low-maintenance home close to the heart of Cheltenham.

**Entrance Hall:** A welcoming entrance hall provides access to all rooms and includes useful storage cupboards, ideal for coats and household essentials.

**Sitting/Dining Room:** A bright and generously sized reception room featuring wood-effect flooring and dual windows allowing plenty of natural light. This flexible space easily accommodates both seating and dining areas, creating a comfortable setting for relaxing or entertaining.

**Kitchen:** The separate kitchen is fitted with a range of modern units complemented by wood-effect work surfaces and tiled splashbacks. There is an integrated oven with gas hob and extractor hood, stainless-steel sink beneath a window, and space for additional appliances.

**Bedroom One:** A spacious double bedroom with a window overlooking greenery to the rear, offering a peaceful retreat.

**En-suite Shower Room:** Adjoining the main bedroom, the ensuite is fitted with a shower cubicle, wash hand basin, WC, and shelving for storage, finished with neutral tiling.

**Bedroom Two:** A well-proportioned second double bedroom, ideal as a guest room, study, or nursery, with a window to the front aspect allowing good natural light.

**Bathroom:** The main bathroom offers a modern white suite including a bath with glass shower screen, wash hand basin, and WC, finished with tiled walls and flooring for a clean, contemporary feel.

**Tenure:** Leasehold

**Lease Length:** 975 years remaining

**Service Charge:** £1,992 per annum

**Ground Rent:** £192 per annum

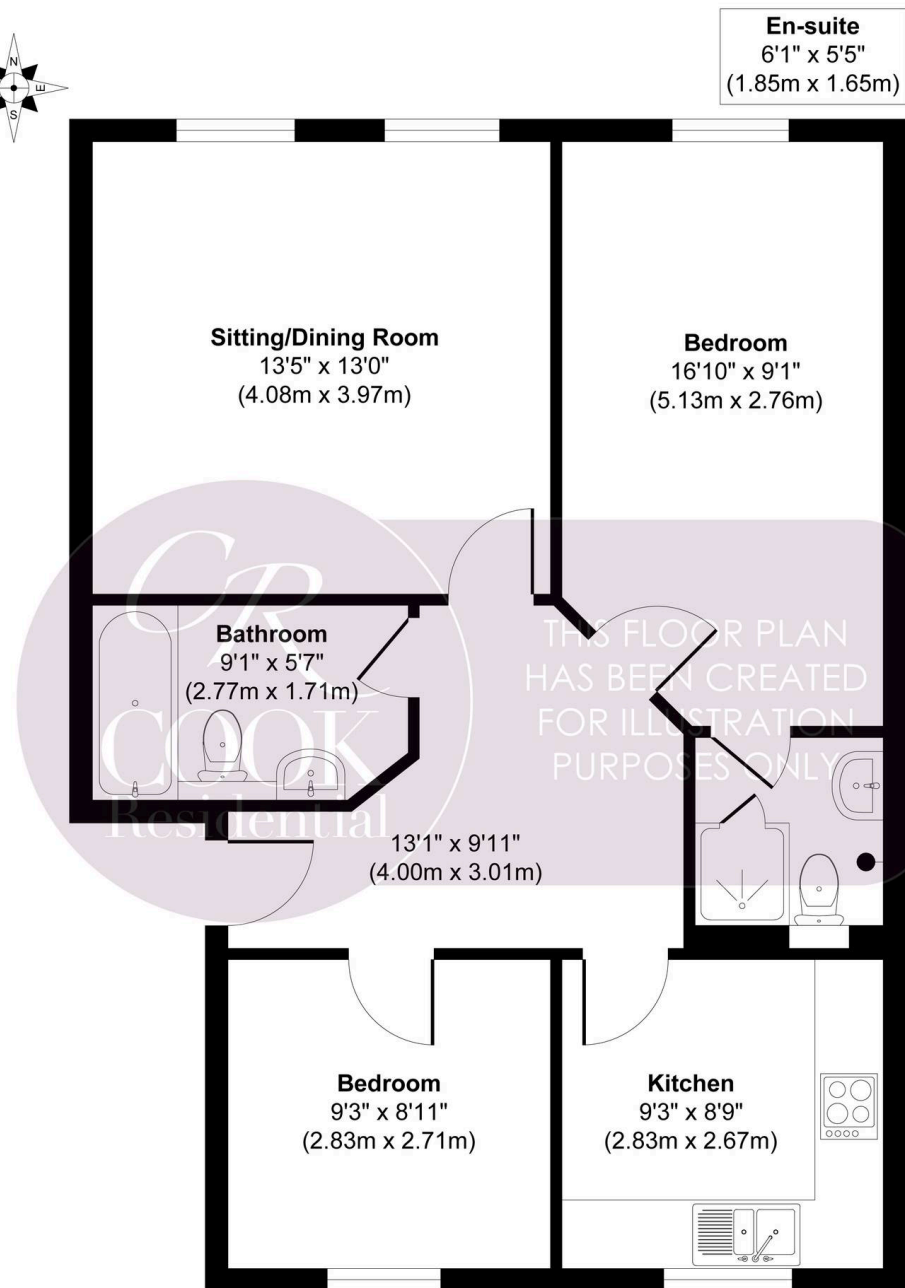
**Council Tax Band:** D

**Location:** Wallace Apartments enjoys a highly convenient setting close to Cheltenham's vibrant town centre. Within walking distance are a wide variety of shops, cafés, and restaurants, along with easy access to the Promenade, Montpellier, and Cheltenham Spa railway station. The area also offers excellent transport links to the A40 and M5, making this an ideal base for commuters.

**Important Notice:** These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently.

All information relating to tenure and boundaries to be verified by the purchaser's solicitor.





**Floor Plan**

**Approx. Gross Internal Floor Area 686 sq. ft / 63.74 sq. m**

Produced by Elements Property







## 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.