



Grosvenor Street, Town Centre, GL52 2SG

In Excess of £170,000



## Grosvenor Street

Town Centre, GL52 2SG

Cheltenham lower ground apartment in period building. Features living room, kitchen/diner, double bedroom, shower room, private garden. Ideal for first time buyers, downsizers, investors. Close to town centre amenities, parks, and transport links.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- No Onward Chain
- One Bedroom Apartment
- Stunning Regency Building
- Open Plan Kitchen and Dining Area
- Private Entrance and Courtyard
- Fantastic Town Centre Location





A charming and well presented lower ground one bedroom apartment benefitting from its own private entrance, set within a period building in central Cheltenham. The property features a spacious living room, characterful kitchen/diner, double bedroom, modern shower room, and a private garden, ideal for first time buyers, downsizers, or investors seeking a town centre location.

**Living Room:** Beautifully presented and generously sized, this inviting space features Karndean flooring, and neutral décor. A large sash window with plantation shutters brings in plenty of light, while built in shelving and a handy office nook add functionality.

**Kitchen / Dining Room:** Brimming with character, the kitchen features shaker style units, warm wood effect worktops, and open shelving that adds rustic charm. A window and half glazed door let in natural light and lead to the rear garden, while the adjoining dining area offers a comfortable spot for everyday meals or casual entertaining.

**Bedroom:** A well proportioned double bedroom featuring a large sash window, offering views of the rear courtyard and excellent natural light. The room includes a radiator beneath the window, fitted carpeting, and ample space for freestanding wardrobes or built in storage.

**Shower Room:** A well appointed space fitted with a corner shower enclosure and sliding glass doors, a concealed cistern WC, and a wall mounted hand basin. A frosted window provides natural light, while the layout maximises practicality and storage.

**Garden:** A private, low maintenance garden with painted brick walls, a decked seating area, and artificial lawn. Well suited for outdoor dining or container planting, the space benefits from a rear access door directly from the kitchen.

**Tenure:** Leasehold

**Lease Length:** 80 years Remaining

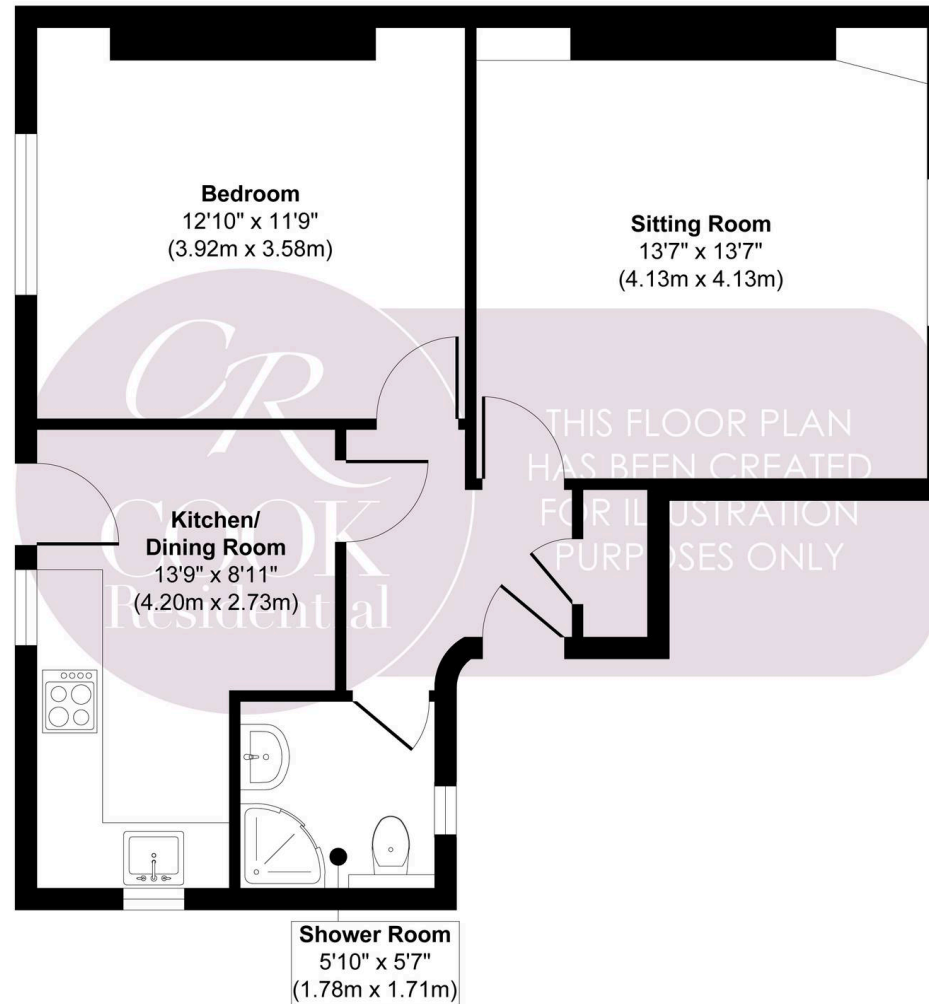
**Ground Rent:** £250 Per Annum

**Service Charges:** £1200 Per Annum

**Council Tax Band:** A

**Location:** Ideally situated in the heart of Cheltenham, Grosvenor Street offers excellent access to the town centre, including the High Street, John Lewis, and a range of independent shops, cafés, and restaurants. Cheltenham Spa station and major transport links are within easy reach, making it a convenient choice for commuters. The area also benefits from nearby parks and green spaces, including Sandford Park and the scenic Honeybourne Line.

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



**Ground Floor**

**Approx. Gross Internal Floor Area 540 sq. ft / 50.17 sq. m**  
Produced by Elements Property





## Cook Residential

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

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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.