



Ambrose Street, Town Centre, GL50 3LG

Guide Price £250,000





## Ambrose Street

Town Centre, GL50 3LG

A fully refurbished two bed, first floor apartment with an en suite, modern kitchen, secure parking and no onward chain.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- No Onward Chain
- Two Bedroom First Floor Apartment
- Immaculately Presented Throughout
- Fully Refurbished
- Walking Distance From the Town Centre
- Allocated Parking Space within A Secure Car Park







This fully refurbished first floor apartment offers spacious and well-balanced accommodation finished to a high standard throughout, complemented by allocated secure parking. Positioned within a well-maintained building, the property combines contemporary styling with practical living, making it an ideal purchase for professionals, downsizers or investors alike. This property also benefits from having No Onward Chain. **Entrance Hall:** A welcoming and well-presented entrance hall finished with attractive wood-effect flooring and recessed ceiling lighting. The hallway provides excellent circulation to all principal rooms and offers space for hallway furniture, creating a practical and inviting first impression.

**Living / Dining Room:** A spacious and well-proportioned living and dining room filled with natural light from two sash-style windows overlooking green space. Finished with wood-effect flooring and recessed ceiling lighting, the room comfortably accommodates both seating and dining furniture, making it ideal for everyday living and entertaining.

**Kitchen:** A sleek and contemporary kitchen fitted with a range of modern wall and base units in a stylish two-tone design, complemented by contrasting work surfaces and integrated appliances such as a stylish oven, hob and extractor fan as well as a large dishwasher. The kitchen benefits from excellent storage, under-cabinet lighting and a window providing natural light, creating a practical yet visually appealing space.

**Bedroom One:** A well-proportioned double bedroom finished with wood-effect flooring and a stylish feature wall, creating a calm and comfortable sleeping space. The room benefits from natural light and offers ample space for freestanding bedroom furniture.

**En Suite:** A contemporary en suite shower room finished to a high standard, comprising a large walk-in shower enclosure, WC and stylish vanity unit with countertop wash hand basin. A notable feature is the infrared sensor mirror and lighting, operated by a simple hand movement, adding both convenience and a modern touch. Completed with attractive wall tiling, a heated towel rail and quality fittings throughout.

**Bedroom Two:** A versatile second double bedroom, ideal for use as a guest bedroom, home office or hobby room. The room benefits from wood-effect flooring, a window providing natural light and ample space for freestanding furniture or workspace setup.

**Shower Room:** A modern and well-appointed shower room fitted with a contemporary suite comprising a shower enclosure, WC and vanity wash hand basin. Finished with stylish wall tiling, a mirrored cabinet, heated towel rail and quality fittings, the room is both practical and attractively presented. This room also provides access to plumbing for a washing machine.

**External:** The apartment is set within an attractive and well-maintained building with an appealing brick and rendered façade. The property further benefits from allocated secure parking within a gated car park, accessed via a buzzer system, providing both convenience and peace of mind.

**Tenure:** Leasehold

**Service Charge:** £1,800 per annum

**Ground Rent:** £150 per annum (Due to be reviewed In 2027)

**Council Tax Band:** B

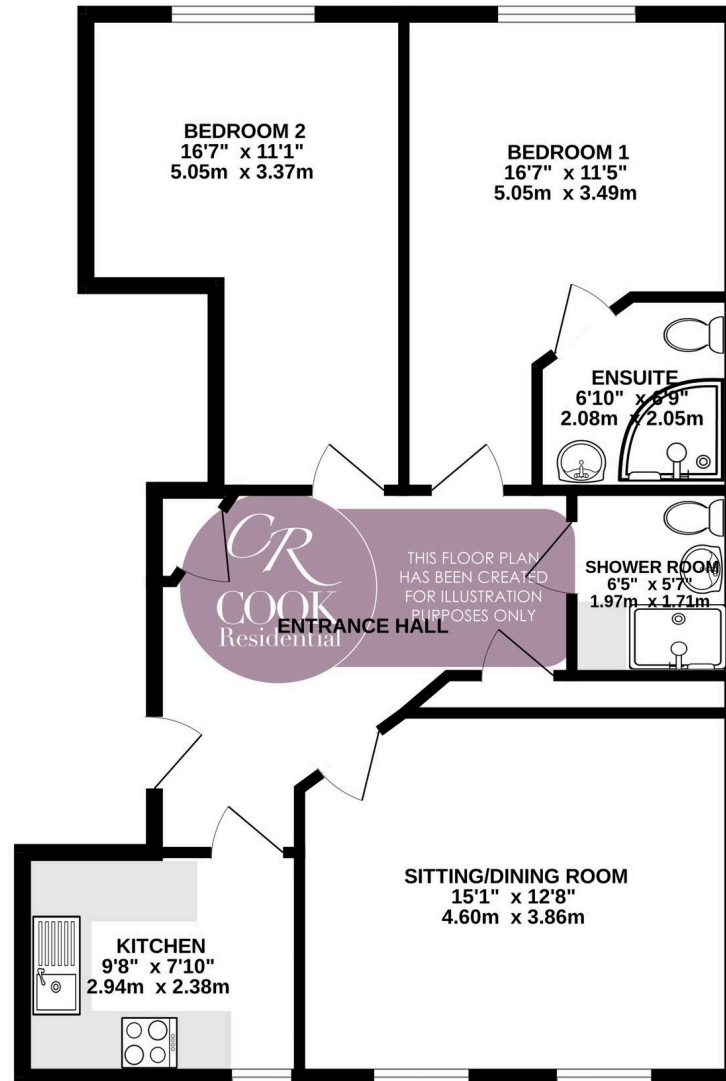
**Location:** Ambrose Street is conveniently positioned within easy reach of Cheltenham town centre, providing access to a wide range of amenities, shops and transport links. Cheltenham is a popular spa town known for its Regency architecture, vibrant café culture and year-round festivals. The town offers excellent shopping, leisure facilities and green spaces, with good transport connections including rail services to London Paddington and easy access to the M5 motorway.

**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 purchaser's solicitor. All measurements and details provided are for guidance only.





FIRST FLOOR  
789 sq.ft. (73.3 sq.m.) approx.







## Cook Residential

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

01242 500259 • [enquiries@cookresidential.co.uk](mailto:enquiries@cookresidential.co.uk) • [cookresidential.co.uk](http://cookresidential.co.uk)

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