



Redmarley Road, Cheltenham, GL52 5GA

In Excess of £160,000





## Redmarley Road

Cheltenham, GL52 5GA

Modern first-floor apartment with two bedrooms (one ensuite), bright living space, allocated parking and a convenient Cheltenham location near amenities. Ideal for first-time buyers or investors.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- First-Floor Modern Apartment
- Two Bedrooms Including Ensuite To Principal
- Bright Sitting / Dining Room
- Well-Presented Throughout
- Ideal First-Time Buy Or Investment
- Close To Local Amenities







This well-presented first-floor apartment is set within a modern development and offers bright, well-proportioned accommodation complemented by allocated parking. The layout is both practical and inviting, making the property ideally suited to first-time buyers, downsizers or investors seeking a low-maintenance home in a convenient Cheltenham location close to local amenities.

**Entrance Hall:** A welcoming entrance hall providing access to all principal rooms, finished in neutral tones and benefiting from a useful built-in storage cupboard and entry phone system.

**Sitting / Dining Room:** A bright and generously proportioned reception space, enhanced by two windows allowing excellent natural light throughout the day. The room comfortably accommodates both seating and dining areas, creating a relaxed yet sociable environment with a pleasant outlook and easy flow through to the kitchen.

**Kitchen:** A neatly arranged kitchen fitted with a range of modern wall and base units, complementary work surfaces and tiled splashbacks. Integrated appliances include an oven and hob, with space for additional white goods, and a window providing natural light and ventilation.

**Bedroom One:** A well-proportioned double bedroom, attractively presented and benefiting from built-in mirrored wardrobes. The room enjoys the added advantage of an ensuite shower room, creating a comfortable principal bedroom suite.

**Ensuite:** Fitted with a shower enclosure, WC and wash hand basin, finished in a clean and contemporary style.

**Bedroom Two:** A versatile second bedroom, ideal as a guest room, home office or dressing room, with space for bedroom furniture and a pleasant outlook.

**Family Bathroom:** A well-appointed bathroom comprising a panelled bath with shower over, WC and wash hand basin, finished in light, neutral tones.

- **Tenure:** Leasehold
- **Council Tax Band:** B
- **Service Charge:** £1,280 per annum
- **Ground Rent:** £100 per annum
- **Parking:** One allocated parking space

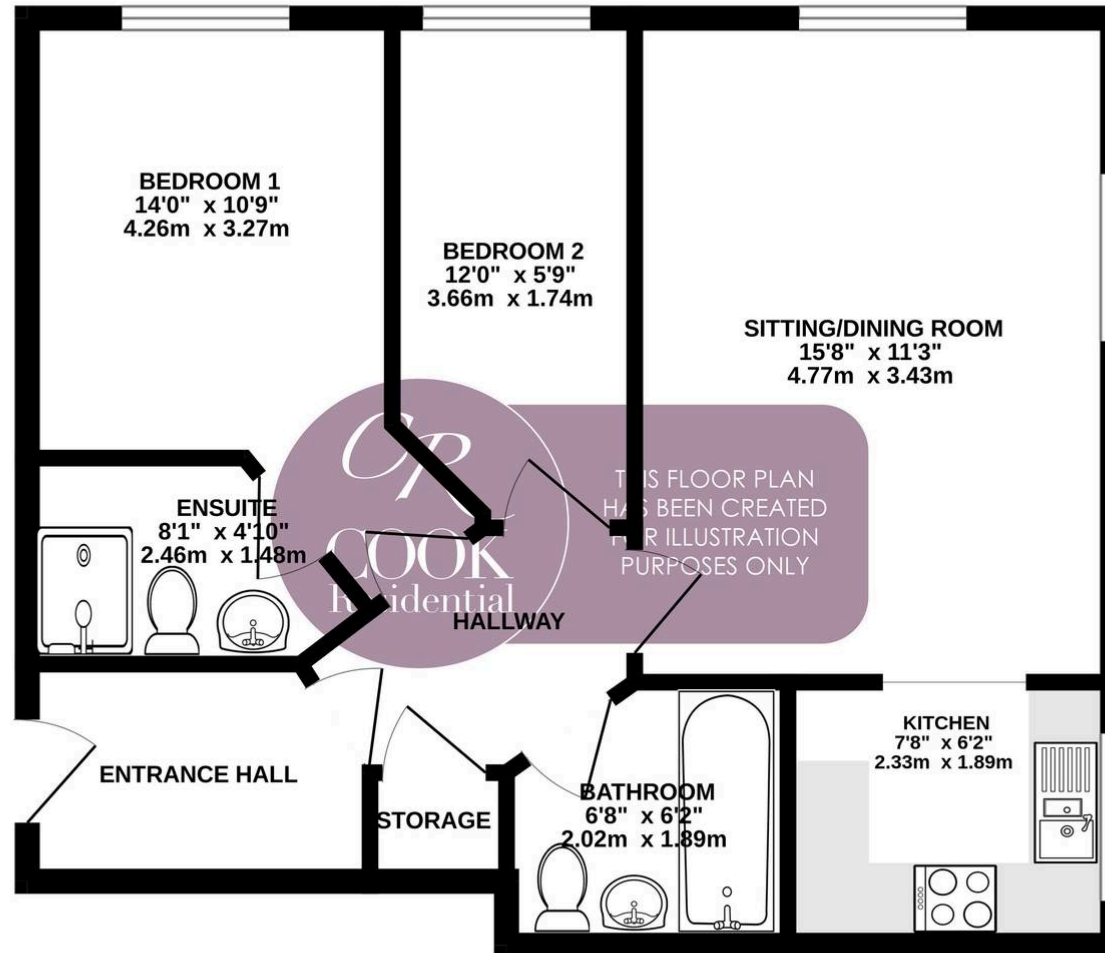
**Location:** Redmarley Road is conveniently positioned within easy reach of Pittville Park and Cheltenham town centre, offering access to a range of local amenities, shops and transport links. Cheltenham is renowned for its regency architecture, cultural festivals and excellent leisure facilities, making this a highly desirable place to live.

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FIRST FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 541 sq.ft. (50.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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