



Overton Park Road, Cheltenham, GL50 3BW



Guide Price £225,000



Overton Park Road
Cheltenham, GL50 3BW

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- First Floor One Bedroom Apartment
- Open Plan Sitting/Dining Room
- Beautifully Presented Throughout
- Set Within An Attractive Period Building
- En bloc Garage And Unallocated Parking Space
- Prime Town-Centre Location





A stylish and well-proportioned first floor apartment offering approximately 627sq. ft. (58.3sq.m.) of beautifully presented accommodation, set within an elegant period building on the ever-popular Overton Park Road. The property is ideally suited to first-time buyers, professionals or investors seeking character, space and excellent parking provision close to the town centre.

The Building: Kingston is an attractive period residence, distinguished by its classic stone façade, sash windows and architectural detailing. Set back from the road, the building enjoys a sense of privacy while retaining a strong presence and kerb appeal.

Communal Entrance Hall: The apartment is accessed via a well-maintained communal entrance hall, showcasing period character with high ceilings, decorative cornicing and original detailing. The shared areas are presented in a light, neutral palette, creating a welcoming first impression on arrival.

Entrance Hall: A private entrance hall provides access to all rooms within the apartment, creating a practical and well-balanced layout with excellent flow throughout.

Sitting / Dining Room: A beautifully proportioned sitting and dining room forming the heart of the apartment, featuring generous ceiling height, detailed cornicing and a large sash window that floods the space with natural light. The room comfortably accommodates both lounge and dining furniture, making it ideal for everyday living and entertaining. A feature fireplace provides an attractive focal point, while the soft neutral décor and wood-effect flooring enhance the sense of space and warmth.

Kitchen: The kitchen has been thoughtfully designed with contemporary cabinetry in a soft, neutral finish, complemented by wood-effect wall units and sleek work surfaces. Arranged in a practical galley layout, the space offers excellent storage and preparation areas while remaining light and airy. Integrated appliances include an oven, hob and extractor, with additional space for freestanding appliances. A large window allows for plenty of natural light, while the continuation of wood-effect flooring and elegant ceiling detailing creates a cohesive, high-quality finish.

Bedroom: A generously proportioned double bedroom offering a calm and comfortable retreat, enhanced by high ceilings and two large sash windows providing excellent natural light. The room easily accommodates a king sized bed and additional furniture, with space for a desk or seating area, making it ideal for both rest and home working. Soft décor and carpeting complete the inviting feel.

Shower Room: A contemporary shower room finished to a high standard, fitted with a walk-in rainfall shower with glazed enclosure, a modern vanity unit with integrated storage, WC and a heated towel rail. Neutral tiling, a frosted window and an illuminated mirror complete this stylish and practical space.

Garage & Parking: The property benefits from an en bloc garage, located to the rear of the building, providing secure storage or parking. In addition, there is off-street parking for 1-2 vehicles, a particularly valuable feature for a town-centre apartment.

Additional Information:

Tenure: Leasehold

Lease Length: 145 years remaining

Service Charge: £2100 Per Annum

Ground Rent: Peppercorn

Council Tax Band: A

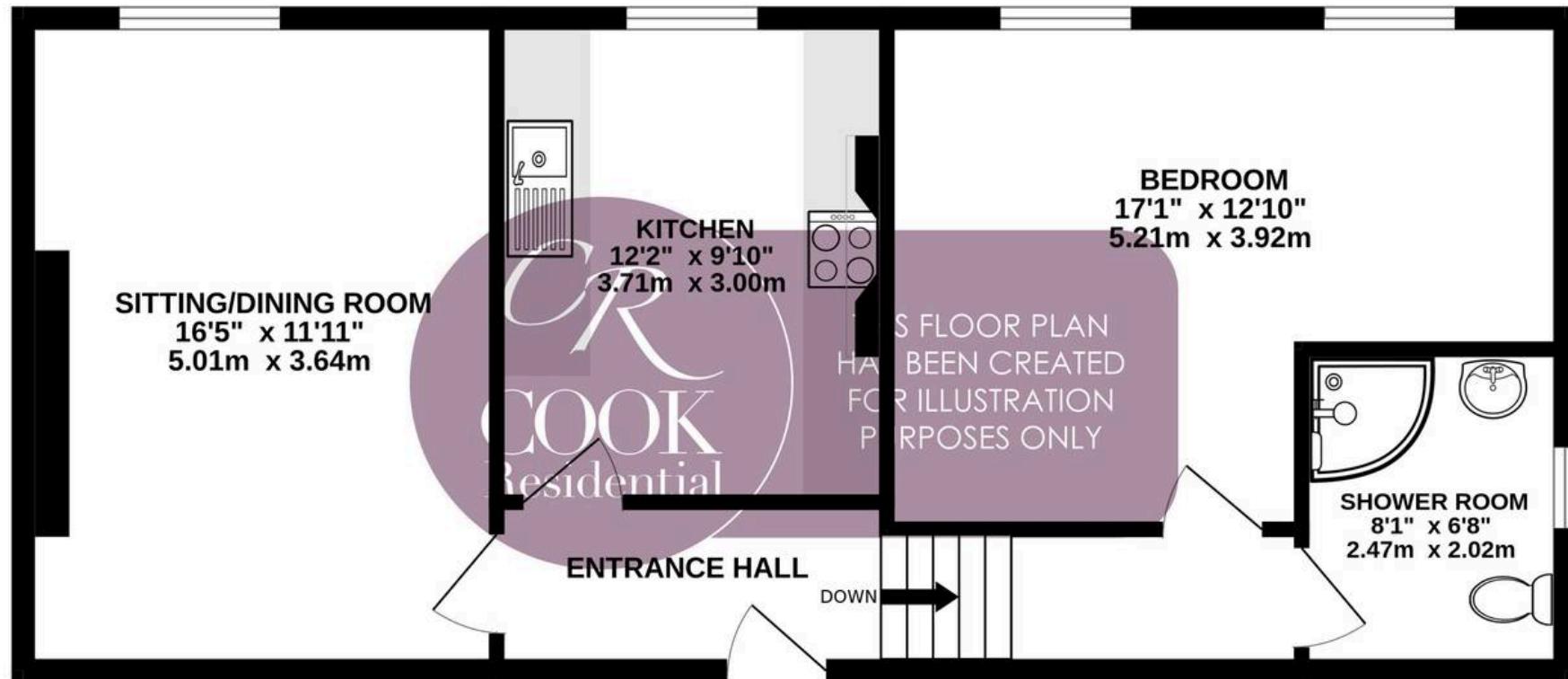
Location: Overton Park Road is well positioned for easy access to Cheltenham town centre, offering a wide range of shops, cafés, restaurants and leisure facilities. The property is also conveniently located for transport links and nearby green spaces, making it an ideal setting for town living.

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FIRST FLOOR

627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.3 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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