



Mendip Road, Cheltenham, GL52 5DP

Guide Price £175,000





Mendip Road  
Cheltenham, GL52 5DP

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Modern Ground Floor Apartment
- Share Of Freehold
- Two Generous Bedrooms With Built In Storage
- Open-Plan Kitchen/Sitting/Dining Room
- Communal Gardens
- Two Allocated Parking Spaces







A well-presented two-bedroom ground floor apartment offering light, well-proportioned accommodation within a quiet and established residential development. The property benefits from a generous open-plan living space, a large walk-in storage cupboard, two allocated parking spaces and access to communal gardens, making it an ideal purchase for first-time buyers, downsizers or investors alike.

**Entrance Hall:** Accessed via a private ground floor entrance, the hallway provides a practical and welcoming introduction to the apartment with space for coats and shoes and wood-effect flooring underfoot. A single door leads directly into the open-plan kitchen, sitting and dining room, creating a natural flow into the main living space.

**Kitchen, Sitting & Dining Room:** A bright and generously proportioned open-plan living space forming the heart of the apartment, offering excellent versatility for modern living. The kitchen area is well appointed with a comprehensive range of fitted wall and base units, complementary work surfaces, tiled splashbacks and an integrated oven with gas hob and extractor above. A breakfast bar provides an ideal informal dining option and creates a natural divide between the kitchen and living areas.

The sitting and dining space comfortably accommodates both lounge and dining furniture and is enhanced by wood-effect flooring, neutral décor and attractive ceiling lighting. The room enjoys good natural light and a sociable layout well suited to both everyday living and entertaining. A large walk-in storage cupboard is accessed from this area, providing excellent additional storage and practicality.

**Inner Hallway:** From the living space, an inner hallway leads to both bedrooms and the bathroom, creating a clear separation between the living and sleeping accommodation.

**Bedroom One:** A well-proportioned double bedroom enjoying a calm, neutral finish and excellent natural light from the front-facing window. The room comfortably accommodates a double bed along with freestanding bedroom furniture and benefits from built-in double wardrobes providing practical storage. Soft carpeting underfoot creates a relaxing and inviting space.

**Bedroom Two:** A well-presented second bedroom offering excellent flexibility, currently arranged as a home office but equally well suited as a guest bedroom or nursery. The room benefits from wood-effect flooring, a front-facing window providing good natural light, and a built-in single wardrobe offering useful storage.

**Bathroom:** A modern and well-presented bathroom fitted with a white suite comprising a panelled bath with glazed shower screen and shower over, WC and wash hand basin set within a vanity unit providing useful storage. Finished with full-height tiling, a decorative mosaic feature strip and a wall-mounted mirrored cabinet, the room offers a clean and contemporary feel.

**Outside:** The property benefits from two allocated parking spaces and access to well-maintained communal gardens, providing attractive outdoor space for residents to enjoy.

#### **Additional Information:**

**Council Tax Band:** B

**Tenure:** Share of Freehold

**Lease:** 960 Years Remaining

**Service Charge:** £1,680 Per Annum

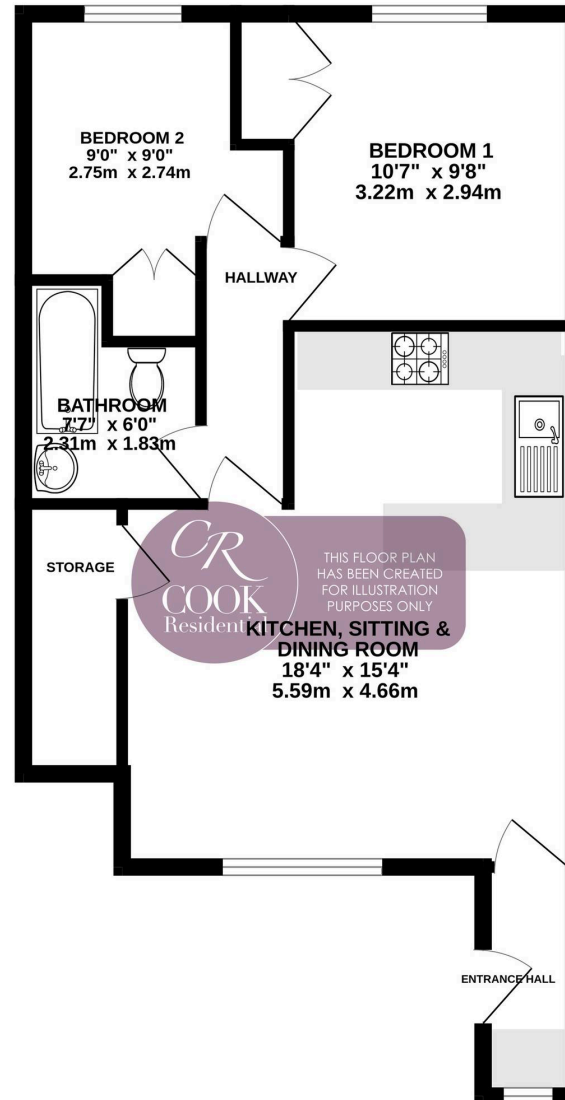
**Location:** Mendip Road is a popular and established residential area, conveniently positioned close to Pittville Park and within easy reach of Cheltenham town centre. The location offers excellent access to local amenities, transport links and green spaces, making it ideal for those seeking a balance of convenience and tranquillity.

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GROUND FLOOR  
553 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 553 sq.ft. (51.3 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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## 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.