



High Street, Town Centre, GL52 6DA

CR
Guide Price £140,000



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Cook Residential is delighted to bring to the market this impeccably presented two-bedroom apartment, situated within a purpose-built block. This property offers modern living, including a private balcony, lift access, and stunning views of the surrounding hills. Perfectly suited for first-time buyers, investors, or downsizers, it provides an ideal blend of convenience and style and offers No Onward Chain.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D



- No Onward Chain
- Two Bedroom Top Floor Apartment
- Lift
- Beautifully Presented Throughout
- Town Centre Location
- Private Balcony



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Entrance Hall: The apartment welcomes you into a bright and spacious entrance hall, offering access to all principal rooms and setting the tone for the impeccable presentation throughout.

Sitting/Dining Room: A beautifully appointed sitting/dining area with a dual-aspect view, flooding the space with natural light. This room provides a versatile area for relaxing or entertaining, with direct access to the private balcony.

Kitchen: The kitchen, accessed from the sitting/dining room, is both practical and stylish. It features part-tiled walls, white wall and base units, and built-in wine storage. Fitted appliances include an oven, gas hob with extractor fan, and a fridge freezer. Additionally, there is space and plumbing for a washing machine.

Bedroom One: The principal bedroom is generously sized, boasting a rear-facing aspect with stunning views of the Cheltenham Skyline. The neutral décor creates a serene and inviting retreat.

Bedroom Two/Office: The second bedroom is versatile in use, suitable as a guest room, home office, or study. It benefits from a front-facing aspect again with views over the Cheltenham skyline and continues the impeccable décor seen throughout the apartment.

Bathroom: The contemporary bathroom offers a walk-in shower, WC, and vanity basin with built-in storage, finished to a high standard with sleek, modern touches.

Balcony: The private balcony provides an outdoor seating area perfect for enjoying the breath taking views of the surrounding hills, adding to the appeal of this exceptional property.

Additional Features: The building benefits from lift access within the block and there are permit parking provisions available. This property also benefits from No Onward Chain.

Tenure: Leasehold

Lease Length: 115 Years Remaining

Service Charge: £1788 Per Annum Reviewed Annually

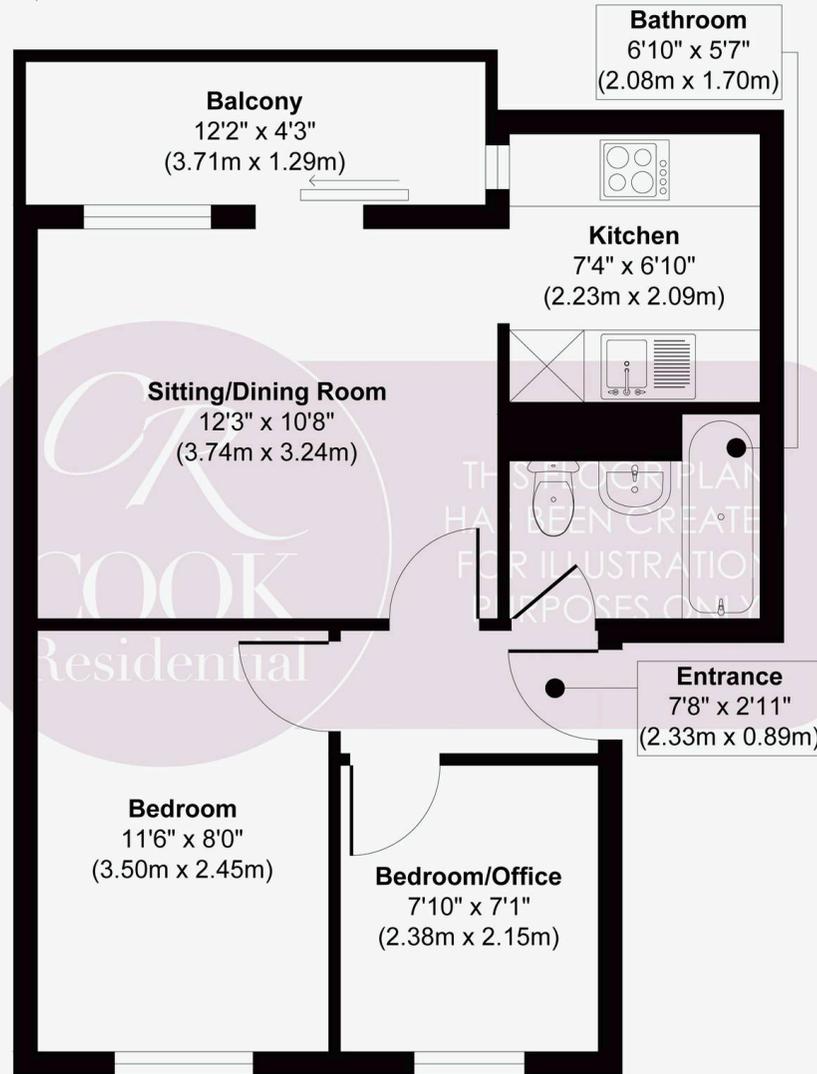
Ground Rent: £213.60 Per Annum

Council Tax Band: A

Location: Situated in a desirable Town Centre Cheltenham location, this property offers easy access to local amenities, schools, and transport links. The town centre and nearby parks are within walking distance, further enhancing the convenience and appeal of this stunning apartment. Cheltenham is a beautiful Regency Town, famous for its many festivals, including Literature, Music, Science, Jazz and the legendary National Hunt Racing Festival, The Cheltenham Gold Cup. In addition to its festivals, Cheltenham also has an enviable reputation for its excellent schools; some are internationally recognised, including the renowned Cheltenham College and Cheltenham Ladies College.

A viewing is highly recommended to appreciate the quality, style, and spectacular views offered by this exceptional home.

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.



Floor Plan

Approx. Gross Internal Floor Area 409 sq. ft / 38.03 sq. m
Produced by Elements Property





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.