



Church Road, Cheltenham, GL51 7AN

Guide Price £210,000





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A beautifully presented two-bedroom apartment forming part of this modern and well-maintained development on Church Road, offering spacious and light accommodation throughout, an allocated parking space, and a private south-westerly facing courtyard area. Ideally positioned within easy reach of Cheltenham Town Centre, the property further benefits from communal bike storage and a superb open-plan living arrangement, making it an excellent first-time purchase, investment, or downsizing opportunity.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C



- Stylish Two Bedroom Apartment Within A Modern Development
- Impressive Open-Plan Kitchen/Dining/Sitting Room Ideal For Entertaining
- Principal Bedroom With Fitted Wardrobes And Ensuite Shower Room
- Convenient Location Close To Cheltenham Town Centre And Train Station
- Private South-Westerly Facing Courtyard Seating Area
- Allocated Parking Space Plus Communal Bike Storage



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Entrance Hall: A welcoming and spacious entrance hall with wood-effect flooring, providing access to all principal rooms. The hallway benefits from two useful storage cupboards, creating excellent practical storage space.

Kitchen/Dining/Sitting Room: A bright and generously proportioned open-plan living space with wood effect flooring running throughout and French doors opening directly onto the private courtyard area, allowing plenty of natural light into the room. The sitting area offers ample space for lounge furnishings, while the kitchen is fitted with a range of modern wall and base units complemented by work surfaces and tiled splashbacks. The kitchen further benefits from integrated appliances including a fridge freezer, dishwasher, hob, and oven. A breakfast bar with seating subtly separates the kitchen from the living space, creating a sociable and contemporary layout ideal for both everyday living and entertaining.

Bedroom One: A well-proportioned double bedroom with fitted wardrobes providing excellent built-in storage, complemented by a large window allowing natural light into the room.

Ensuite: Modern ensuite shower room fitted with a shower enclosure, low-level WC, pedestal wash hand basin, tiled walls, and fitted shelving.

Bedroom Two: A versatile second bedroom currently arranged as a guest room and study space, benefiting from a built-in wardrobe and offering excellent flexibility for home working, guests, or additional bedroom accommodation.

Bathroom: A spacious family bathroom fitted with a white suite comprising a bath with shower attachment and glass screen, low-level WC, and pedestal wash hand basin, complemented by tiled walls and useful shelving.

Outside: The property benefits from a private south-westerly facing courtyard area that wraps around two sides of the building, providing a pleasant outdoor seating space. The development also offers communal bike storage and one allocated parking space.

Additional Details:

Tenure: Leasehold

Lease Length: 101 Years Remaining

Service Charge: £1,680 Per Annum (Reviewed Annually)

Ground Rent: £150 Per Annum

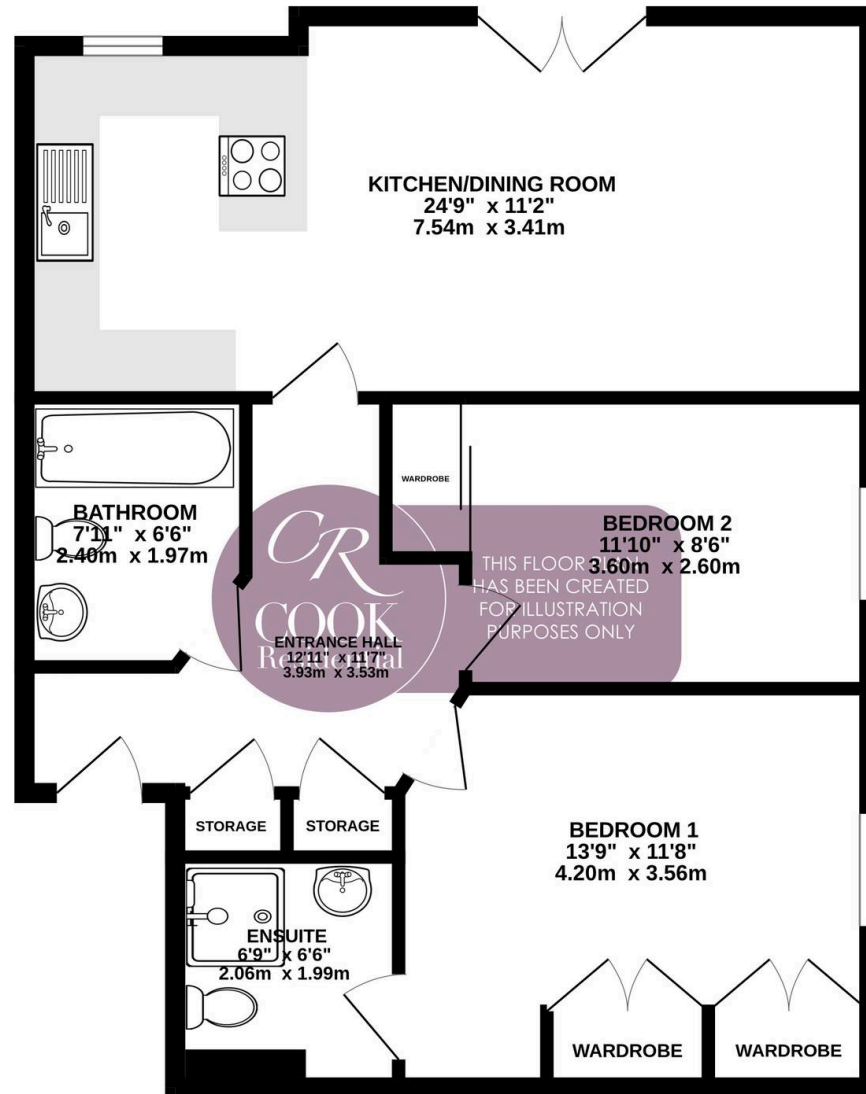
Council Tax Band: B

Location: Church Road is conveniently situated within easy reach of Cheltenham Town Centre, offering excellent access to a wide range of shops, restaurants, cafes, and leisure facilities. The property is also well positioned for the train station and M5 junctions, and local amenities, making it an ideal location for both professionals and investors alike.

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



BASEMENT
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.6 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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