



Prince Regent Mews, Town Centre, GL52 2AQ

Guide Price £250,000





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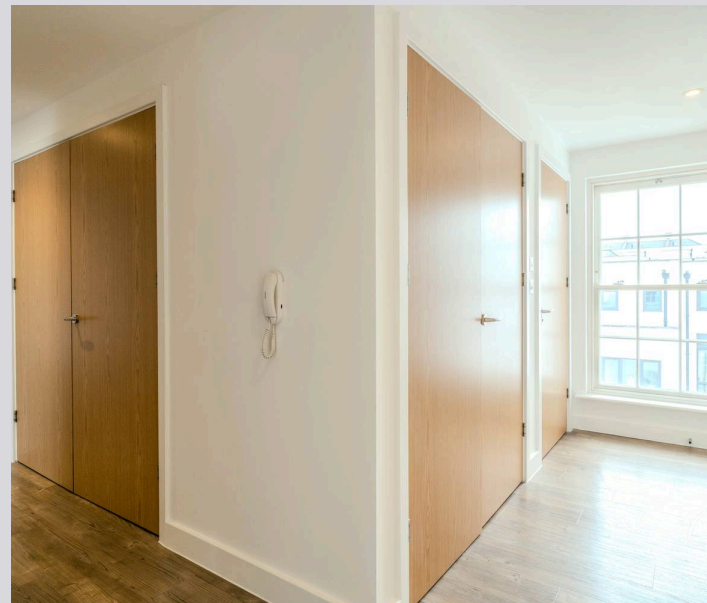
A beautifully presented and contemporary two-bedroom second-floor apartment, situated in the heart of the vibrant town centre, and the rare benefit of an allocated parking space. No Onward Chain.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- No Onward Chain (Subject To Vacant Possession)
- Second Floor Two Bedroom Two Bathroom Apartment
- Lift Access
- Generous Size and Storage Options
- Ideally Situated In The Town Centre
- Allocated Parking Space





A beautifully presented and contemporary two-bedroom second-floor apartment, extending to approximately 87 sq. m (936 sq. ft), situated in the heart of Cheltenham's vibrant town centre. Built in 2015 and first occupied in 2016, the property offers modern open-plan living, generous proportions, and the rare benefit of an allocated parking space. This stylish home combines convenience with a touch of luxury, perfectly suited to professionals, downsizers, or investors alike. Enjoying a raised position within a secure, gated development, the apartment benefits from added privacy, reduced noise, and a real sense of exclusivity, all while being moments from the town's amenities. No Onward Chain (subject to vacant possession)

Hallway: The apartment is accessed via a well-maintained communal entrance with both stair and lift access, leading to a private second-floor landing. The generous hallway provides an immediate sense of space and light, enhanced by a large window and finished with Amtico wood-effect flooring, which runs throughout the entire apartment, offering a stylish yet low-maintenance finish. There are two spacious built-in storage cupboards, one of which has been thoughtfully configured to accommodate a laundry area, complete with plumbing, power, and extractor ventilation, providing space for separate appliances and additional drying. The second cupboard offers excellent storage for coats and household items, keeping the main living spaces uncluttered.

Open-Plan Kitchen, Dining, and Living Room: The heart of the home is the expansive open-plan living space, ideal for modern lifestyles and perfectly suited to both everyday living and entertaining. The spacious layout comfortably accommodates both dining and seating areas, creating a sociable environment ideal for hosting larger gatherings. The kitchen is particularly well-appointed, featuring a range of cream-gloss wall and base units, generous worktop space, and an integrated peninsula breakfast bar. Appliances include a gas hob with extractor hood, oven, fridge-freezer, dishwasher, and additional integrated fittings, all complemented by excellent storage. The apartment benefits from seven large timber-framed double-glazed sliding sash windows arranged across a dual-aspect layout, with two within this space alone, allowing an abundance of natural light while also offering effective cross-ventilation. The upper sash openings provide an added element of child safety, while maintaining the property's elegant aesthetic.

Bedroom One: A spacious and well-proportioned double bedroom enjoying twin sash windows overlooking the town, creating a bright and airy atmosphere. The room benefits from two large mirrored wardrobes, forming a practical dressing area while providing ample storage, and offers direct access to the ensuite.

Ensuite: Fitted with a modern white suite comprising a corner shower enclosure with glazed doors, wall-mounted wash hand basin, and concealed-cistern WC. Finished with neutral tiling, chrome fittings, and a heated towel rail, the space offers both style and practicality.

Bedroom Two: A versatile second double bedroom featuring a large sash window and matching modern décor. This room is ideal as a guest bedroom, home office, or hobby space, making it highly adaptable to suit a range of lifestyles.

Bathroom: The main bathroom is elegantly appointed with a white suite including a panelled bath with shower over and glass screen, wall-hung basin, and concealed-cistern WC. A window provides natural light and ventilation, while the room is finished with light tiling, a large mirrored wall, and a chrome heated towel rail, creating a calm and relaxing environment.

Parking: The property benefits from one allocated parking space within a secure gated courtyard to the rear, a highly valuable feature in such a central location. Additional benefits include a bin and recycling store, as well as secure indoor bike storage.

Further Benefits: The apartment has been designed with comfort and efficiency in mind, boasting an EPC rating of B. It benefits from dual-zone central heating, double glazing throughout, and a central mechanical ventilation and extraction system, contributing to an energy-efficient and well-regulated internal environment. The building features concrete floors with enhanced sound insulation, significantly reducing noise transfer between apartments. High-speed Virgin Media gigabit fibre broadband is available, supporting modern working and lifestyle needs.

Overall, the property offers a low-maintenance lifestyle with a highly flexible layout, making it easy to personalise and truly make your own. Its size, layout, and finish set it apart, particularly for those seeking a home that comfortably accommodates both living and entertaining.

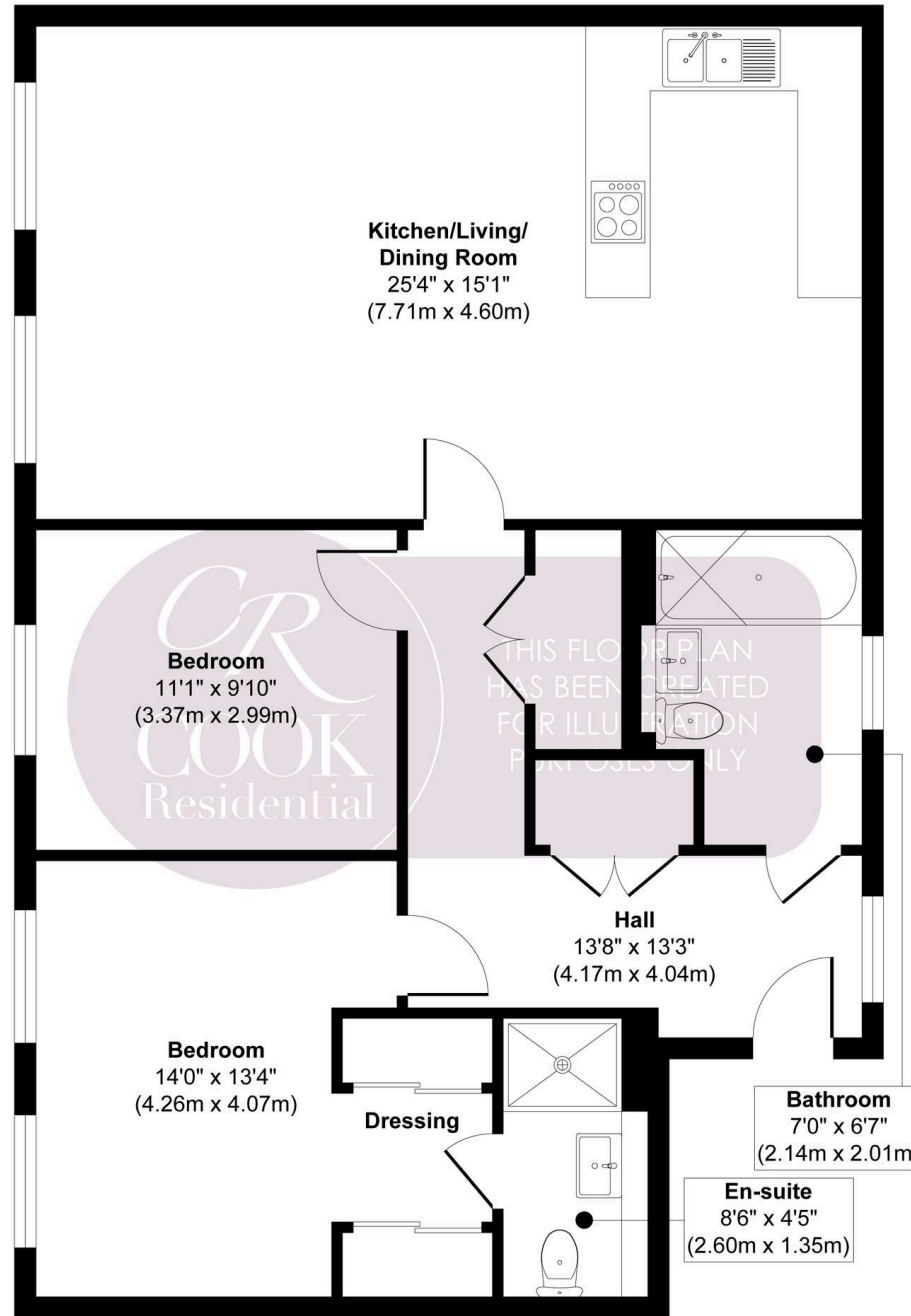
Service Charge: Approx. £3,200 per annum (including buildings insurance, communal cleaning, external window cleaning, lift maintenance, grounds maintenance, secure bike and bin stores, and contributions to a sinking fund)

Ground Rent: £300 per annum (reviewed every 20 years)

Current Rental Income: £1,500 PCM (as advised by the seller)

Location: Prince Regent Mews enjoys an enviable position in central Cheltenham, ideally located between the High Street and Pittville Park. The Promenade, Montpellier, and Brewery Quarter are all within easy reach, offering an exceptional range of boutique shops, restaurants, cafés, and leisure facilities. A convenience shop located directly opposite provides everyday essentials, while Cheltenham Spa railway station and access to the A40 and M5 make this an excellent choice for commuters. Whether walking into town, enjoying the nearby festivals and races, or returning to the peace of a quiet and secure street, this location offers the very best of town-centre living.

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 932 sq. ft / 86.60 sq. m

Produced by Elements Property





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