



Shurdington Road, Cheltenham, GL53 0JQ

Cheltenham

In Excess of £400,000





## Shurdington Road

Cheltenham GL53 0JQ

A spacious lower ground floor garden apartment offering versatile accommodation, a private wraparound garden, and allocated parking, and situated close to the Bath Road Amenities.

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

- Characterful Edwardian Garden Apartment
- Three Versatile Bedrooms
- Sitting Room With Log-Burning Stove
- Private Wraparound Garden With Decked Seating Area
- Prime Location Close To the Bath Road Amenities
- Allocated Off-Road Parking





Situated within an attractive Edwardian building on the ever-popular Shurdington Road, this spacious lower ground floor garden apartment offers approximately 1,010 sq. ft. of versatile accommodation, a private wraparound garden, and allocated parking. Combining period charm with modern conveniences, the property enjoys generous proportions throughout and benefits from a share of the freehold.

**Entrance Hall:** A particularly impressive and spacious entrance hall creates a welcoming first impression and provides access to all principal rooms. A substantial built-in storage cupboard offers excellent practical storage and, subject to any necessary consents, could potentially be converted into a cloakroom, further enhancing the versatility of the accommodation.

**Sitting Room:** A beautifully proportioned reception room featuring a bay window that floods the space with natural light. The room is centred around a log-burning stove set within a fireplace recess, creating an attractive focal point. Bespoke fitted shelving and cabinetry provide useful storage and display space.

**Kitchen/Dining Room:** The kitchen/dining room offers a range of fitted units with ample work surfaces and space for dining. A breakfast bar provides additional seating and preparation space, while a door leads directly out to the private garden, making it ideal for both everyday living and entertaining.

**Bedroom One:** A generous principal bedroom featuring a bay window and an attractive period fireplace, creating a bright and characterful retreat.

**Bedroom Two:** A comfortable double bedroom overlooking the garden.

**Bedroom Three/Study:** A versatile room currently arranged as a home office, offering flexibility as a third bedroom, nursery, study or hobby room.

**Bathroom:** A spacious family bathroom fitted with a bath, separate shower enclosure, wash hand basin and WC.

**Garden:** One of the standout features of the property is the private wraparound garden, which extends around two sides of the apartment. Thoughtfully arranged with paved seating areas, artificial lawn, mature planting and established borders, the garden provides multiple areas for outdoor dining, entertaining and relaxation. A raised decked seating area creates an additional space to enjoy the garden, whilst gated access adds further practicality.

**Parking:** There is one allocated parking space situated next to the flat.

### **Additional Details**

Tenure: **Share of Freehold**

**Lease Length:** 954 Years Remaining

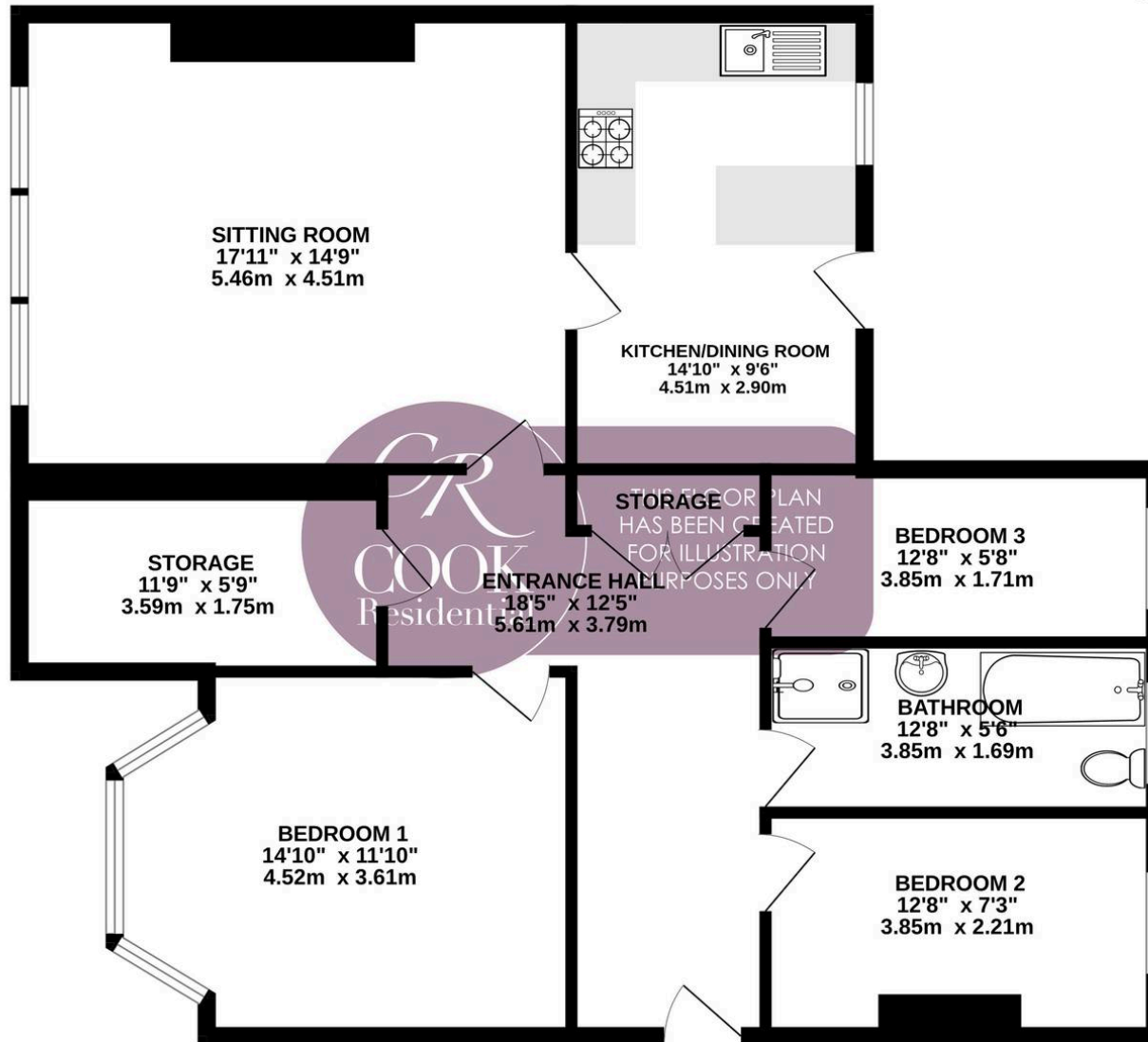
**Council Tax Band:** C

**Service Charge:** £1,800 per annum

**Location:** Shurdington Road is a sought-after residential location positioned between Leckhampton and Charlton Kings, two of Cheltenham's most desirable areas. Residents enjoy easy access to a range of local amenities including cafés, restaurants, independent shops and excellent schooling. Cheltenham town centre is within easy reach, offering a superb selection of shopping, leisure and cultural attractions, whilst nearby countryside provides wonderful opportunities for walking and outdoor pursuits.

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LOWER GROUND FLOOR  
1010 sq.ft. (93.9 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.9 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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