



St. Martins Terrace Clarence Square, GL50 4JR

Guide Price £350,000





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A beautifully presented top floor two-bedroom duplex apartment a stones throw from Cheltenham Town Centre. The property offers generous proportions, excellent natural light, and no onward chain.

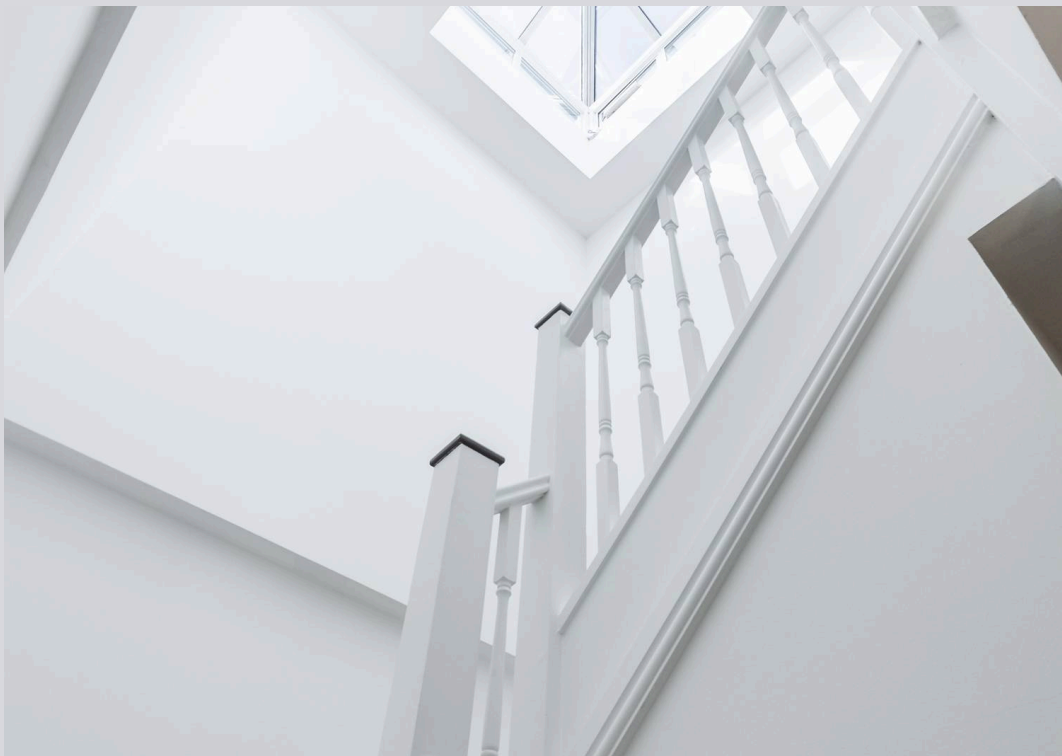
Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

- No Onward Chain
- Share of Freehold
- Two Double Bedrooms Both With En-Suites
- Spacious Open Plan Sitting/Dining/Kitchen With Sash Style Windows
- Communal Gardens With Summerhouse
- Allocated Parking and Visitor Parking





This beautifully presented top floor two-bedroom duplex apartment architecturally looks like a period building but surprisingly was only built 25 years ago a stones throw from Cheltenham Town Centre. Blending timeless design with modern construction, the property offers generous proportions, excellent natural light, and a wonderfully quiet and private setting. This property also benefits from it's position within a secure gated development and being sold with No Onward Chain.

Entrance Hall: The apartment is accessed via a well-maintained communal entrance with lift access, leading into a spacious private hallway. Finished with wood-effect flooring and neutral décor, this welcoming space provides access to all principal rooms, along with a useful WC and additional storage.

Cloakroom: A particularly neat and thoughtfully designed space, featuring a concealed storage area with a built-in blind, allowing for a clean and streamlined finish.

Sitting/Dining/Kitchen: A superb open-plan living space, impressively proportioned and flooded with natural light via large double-glazed windows styled in a traditional sash design. The room comfortably accommodates both living and dining areas, while the kitchen is well-appointed with a range of fitted units and integrated appliances. The overall feel is bright, airy, and exceptionally quiet, with no noticeable road or neighbouring noise, creating a calm and relaxing environment ideal for both everyday living and entertaining.

First Floor Landing: Stairs rise from the entrance hall to a light and spacious landing, giving access to both bedrooms and the boiler room. The sense of space continues here, complemented by neutral finishes and a bright, airy feel.

Bedroom One: A generous principal bedroom featuring extensive built-in cupboards, and a double built-in wardrobe, providing excellent storage. The room benefits from a skylight allowing natural light to pour in, enhancing the sense of space, and is finished in a calm, neutral palette.

En-Suite: Fitted with a shower enclosure, wash hand basin, and WC. The room is finished with stylish tiling, offering a timeless and elegant feel.

Bedroom Two: A well-proportioned double bedroom, again benefitting from substantial built-in storage and a skylight. This room is equally versatile, ideal as a guest room, home office, or additional bedroom.

En-Suite Bathroom: Serving the second bedroom, this bathroom comprises a bath with shower over, wash hand basin, and WC, complemented by attractive tiling that adds character while maintaining a clean and contemporary appearance.

Parking: The development is set behind secure electric gates, leading to both resident and visitor parking. The property benefits from one allocated underground parking space, along with four visitor spaces within the gated grounds. This complex benefits from a communal, secure bike shed. There is also the possibility to add an EV charging point to the allocated parking space as other properties have done previously.

Communal Areas: The communal gardens are a true highlight. They are beautifully landscaped and very well maintained, offering a tranquil setting for residents to enjoy. A charming communal summerhouse provides a unique additional feature, complete with seating and a tea and coffee station, creating a welcoming space to relax and socialise.

Additional Details:

Tenure: Share of Freehold

Service Charge: £2,045 per annum

Lift Service Charge (Levy): £1900 per annum for five years from January 2026

Lease Length: 100 years

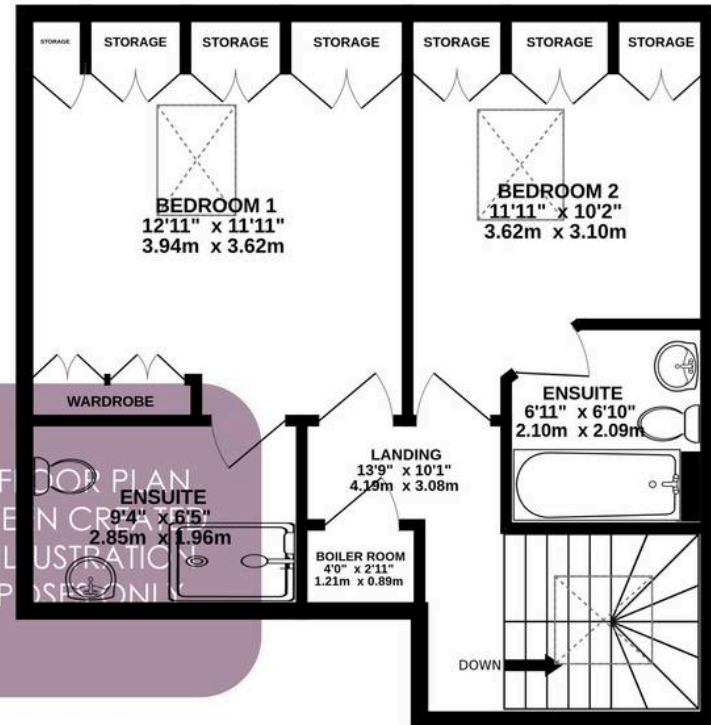
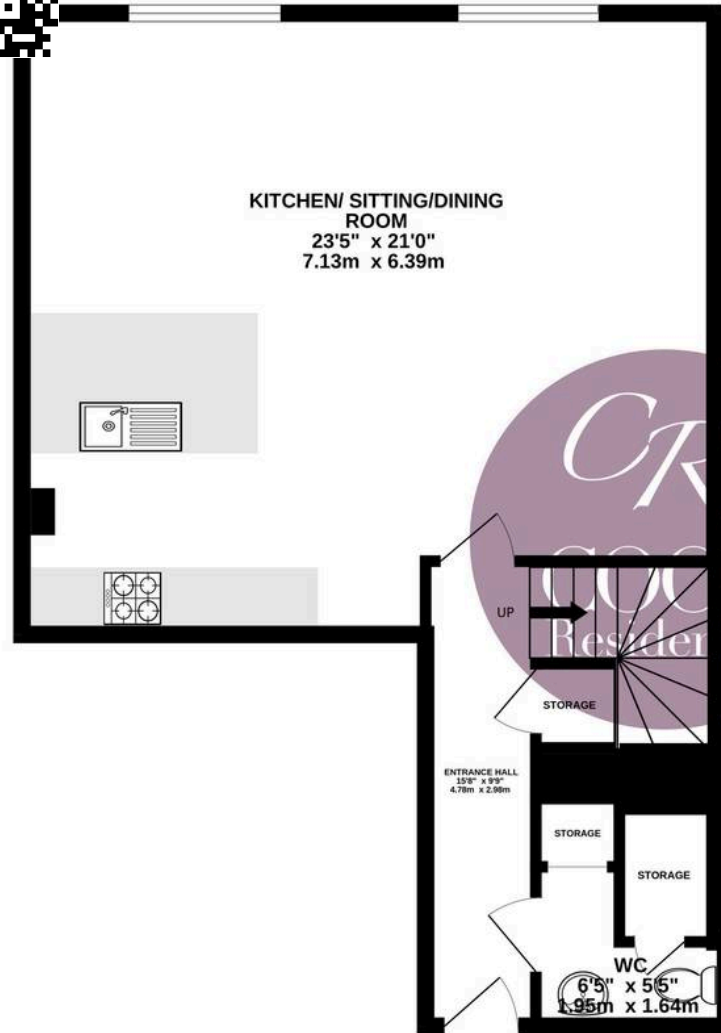
Council Tax Band: D

Location: Situated within an attractive and well-regarded area, within walking distance to Cheltenham Town Centre the property enjoys a peaceful yet convenient position. The setting offers the perfect balance between tranquillity and accessibility, with nearby amenities, green spaces, and transport links all within easy reach, making it an ideal choice for a variety of buyers.

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SECOND FLOOR

THIRD FLOOR



TOTAL FLOOR AREA : 1080sq.ft. (100.3 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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