



Bath Road, Town Centre, GL53 7JX

CR
Guide Price £240,000



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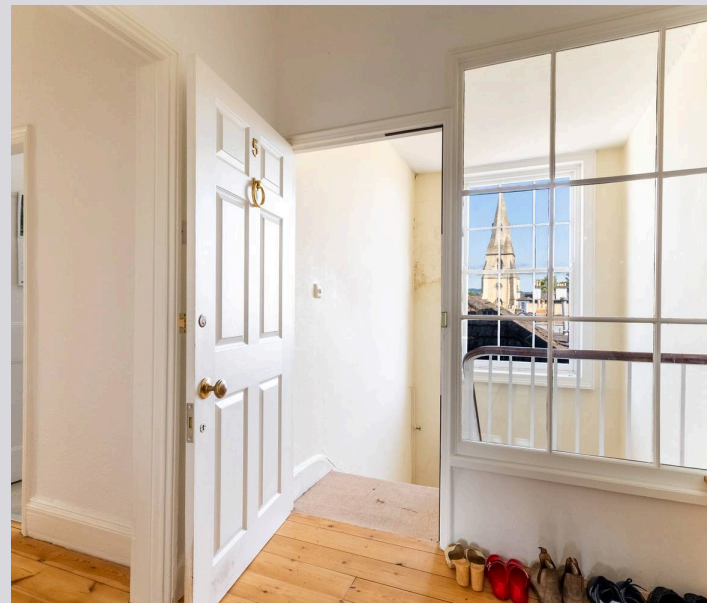
A beautifully proportioned two-bedroom period apartment occupying an elevated position within an attractive Regency building, offering spacious and light-filled accommodation throughout. Benefiting from a Share of Freehold, an allocated parking space, and no onward chain.

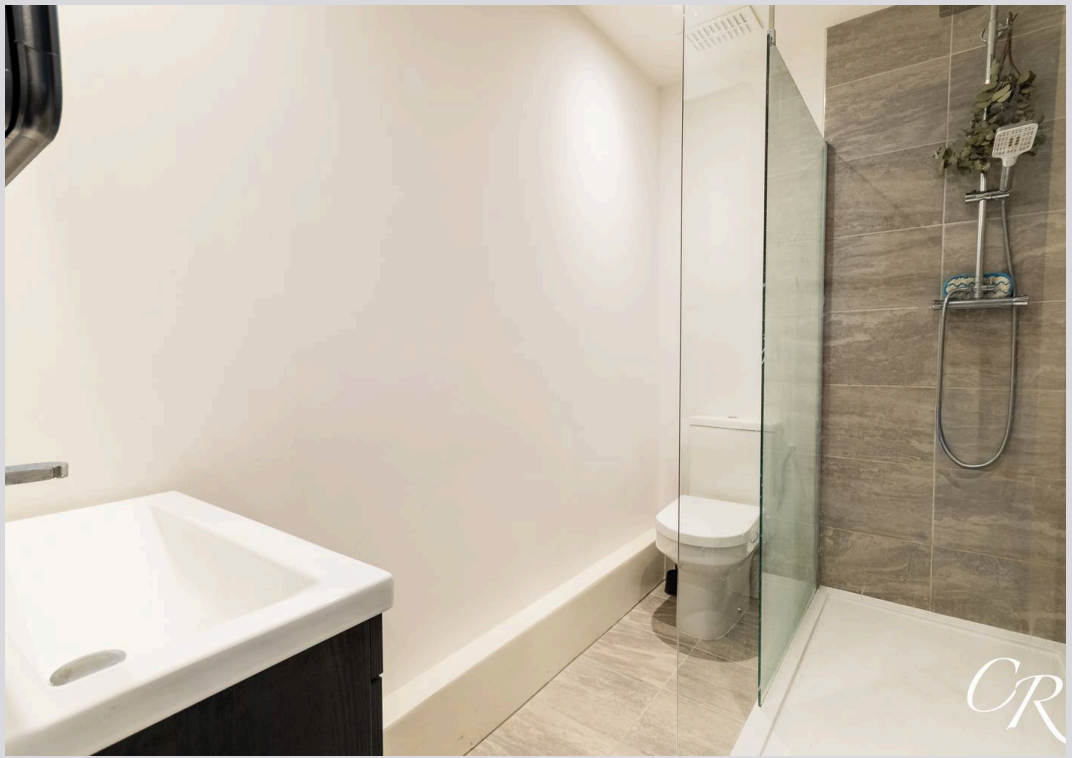
Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

- Two Double Bedrooms
- Close To The Town Centre
- Top Floor Apartment
- Allocated Parking Space
- Grade II Listed





A beautifully proportioned top floor, two-bedroom period apartment occupying an elevated position within an attractive Regency building, offering spacious and light-filled accommodation throughout. Benefiting from a Share of Freehold, an allocated parking space, an exceptionally long lease, no onward chain and impressive views across Cheltenham towards the church spire and surrounding hills, this charming home combines character features with contemporary finishes and is ideally positioned within easy reach of the town centre.

Entrance Hall: Accessed via a well-maintained communal staircase, the apartment opens into a welcoming entrance hall featuring attractive wooden flooring and a glazed internal screen overlooking the stairwell, allowing additional natural light to flood the space. Doors lead to all principal rooms.

Sitting/Dining Room: An impressive reception room of generous proportions, enjoying high ceilings and an abundance of natural light from multiple sash windows. Decorative columns subtly define the living and dining areas while retaining the wonderful sense of space. A feature fireplace provides an attractive focal point and there is ample room for both comfortable seating and a large dining table, making this an excellent space for entertaining or everyday living.

Kitchen: A stylishly updated kitchen fitted with a range of contemporary grey gloss wall and base units complemented by white worktops and classic subway tiled splashbacks. The kitchen benefits from an integrated oven, electric hob, extractor hood and dishwasher, with all white goods included within the sale. A useful built-in storage cupboard and large sash window maximise both practicality and natural light.

Bedroom One: A spacious double bedroom with high ceilings, generous proportions and a large sash window framing delightful views towards the church spire and beyond. The room provides ample space for bedroom furniture whilst maintaining a bright and airy feel.

Bedroom Two: A further well-proportioned double bedroom overlooking the front aspect, offering excellent versatility as a guest bedroom, home office or additional reception space if required.

Shower Room: Fitted with a contemporary white suite comprising a walk-in shower with glazed screen, WC and vanity wash hand basin with storage beneath. Finished with modern tiling, the shower room offers a clean and stylish finish.

Additional Details:

Tenure: Share of Freehold

Lease Length: 948 Years

Service Charge: £1,800 Per Annum

Council Tax Band: A

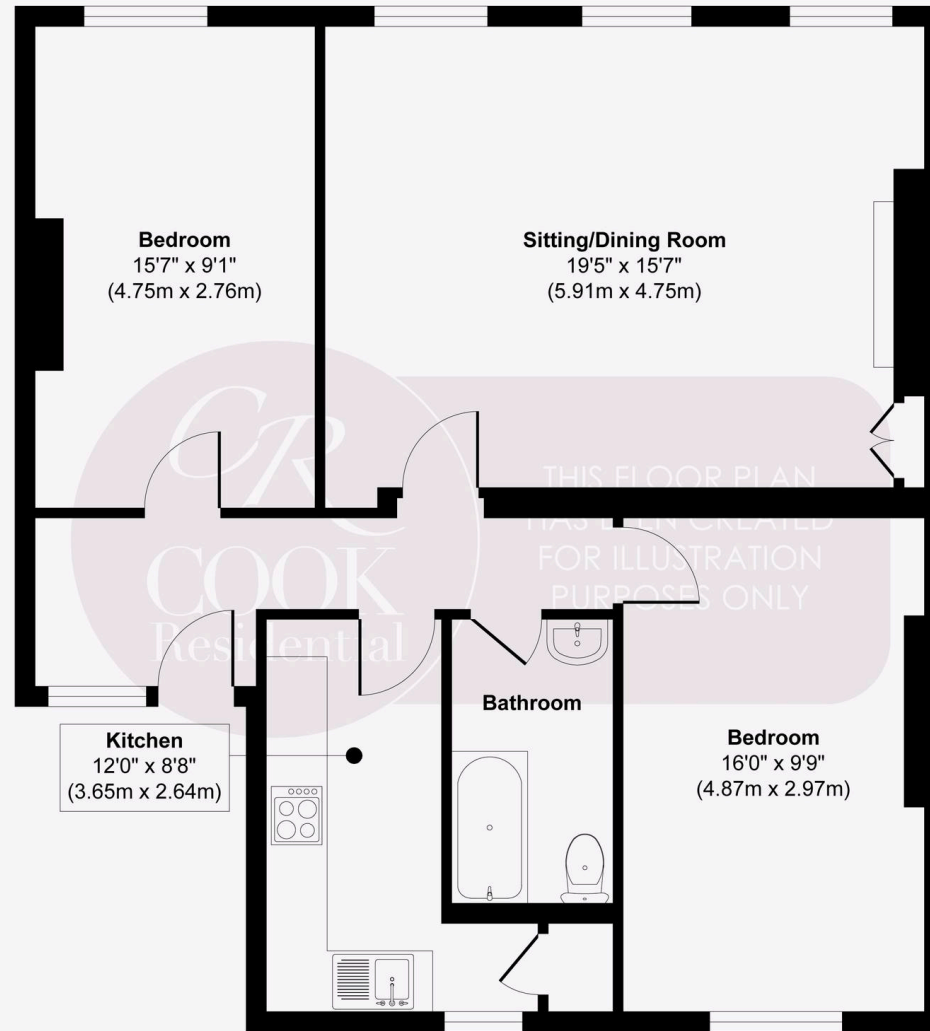
Agents Note: The property is currently tenanted. Please note the tenant has been given notice, and we anticipate the property will become vacant July 2026

The current vendor advises that the property may be let under an Assured Periodic Tenancy (APT), subject to any necessary legal, lender and lease requirements.

Parking: The property benefits from one allocated parking space, conveniently positioned to the rear of the building, providing valuable off-road parking within this sought-after central Cheltenham location.

Location: Situated within one of Cheltenham's most desirable central locations, the property enjoys immediate access to the vibrant town centre, renowned for its Regency architecture, boutique shopping, cafés, restaurants and bars. Montpellier, Imperial Gardens and Sandford Park are all within comfortable walking distance, while Cheltenham is internationally recognised for its Literature, Jazz and Science Festivals. Cheltenham Spa railway station and excellent road links also provide convenient access for commuters.

Disclaimer: 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 838 sq. ft / 77.92 sq. m

Produced by Elements Property





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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.