



Wade Court, Cheltenham, GL51 6NL

Guide Price £220,000





Wade Court

Cheltenham, GL51 6NL

A beautifully presented two-bedroom first floor apartment within the sought-after Wade Court development. Offered to the market with no onward chain, this spacious apartment enjoys far-reaching views across attractive green space and offers bright and well-proportioned accommodation.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- No Onward Chain
- First Floor Apartment With Outstanding Open Views
- Two Double Bedrooms With Fitted Wardrobes
- Spacious Open-Plan Kitchen/Dining/Sitting Room
- Juliet Balcony Overlooking Fields





A beautifully presented two-bedroom first floor apartment within the sought-after Wade Court development. Offered to the market with **no onward chain**, this spacious apartment enjoys far-reaching views across attractive green space towards the surrounding hills and offers bright and well-proportioned accommodation. Benefiting from a generous open-plan living space, a Juliet balcony, allocated parking and a peaceful setting, this delightful home is ideally suited to first-time buyers, downsizers and investors alike.

Communal Entrance: Accessed via a secure communal entrance leading to a well-maintained communal hallway and staircase serving the first floor.

Entrance Hall: A welcoming entrance hall provides access to all principal rooms and benefits from a useful storage cupboard, ideal for coats, shoes and household items.

Kitchen/Dining/Sitting Room: An impressive open-plan living space extending across the full width of the apartment, creating an ideal environment for both everyday living and entertaining. The sitting area enjoys an abundance of natural light from French doors opening onto a Juliet balcony, together with an additional window framing uninterrupted views across the adjacent green space. The dining area comfortably accommodates a family dining table, whilst the well-appointed kitchen offers an extensive range of fitted wall and base units, generous worktop space, an integrated double oven, gas hob with extractor over and ample space for additional appliances. White goods included in sale are fridge freezer, washing machine and dishwasher

Bedroom One: A generous principal double bedroom enjoying a dual aspect with pleasant open views across the green space. Fitted wardrobes provide excellent storage, making this a comfortable and practical principal bedroom.

Bedroom Two: A single bedroom with fitted wardrobes, offering flexibility as a guest bedroom, home office or nursery whilst continuing the apartment's bright and airy feel.

Bathroom: A spacious family bathroom fitted with a four-piece suite comprising a panelled bath with shower attachment, separate shower enclosure, WC and pedestal wash hand basin, complemented by neutral tiling and useful storage.

Additional Details:

Tenure: Leasehold

Lease Length: Approximately 99 years remaining

Service Charge: £2,475 per annum

Ground Rent: £45 per annum

Council Tax Band: C (Cheltenham Borough Council)

No Onward Chain

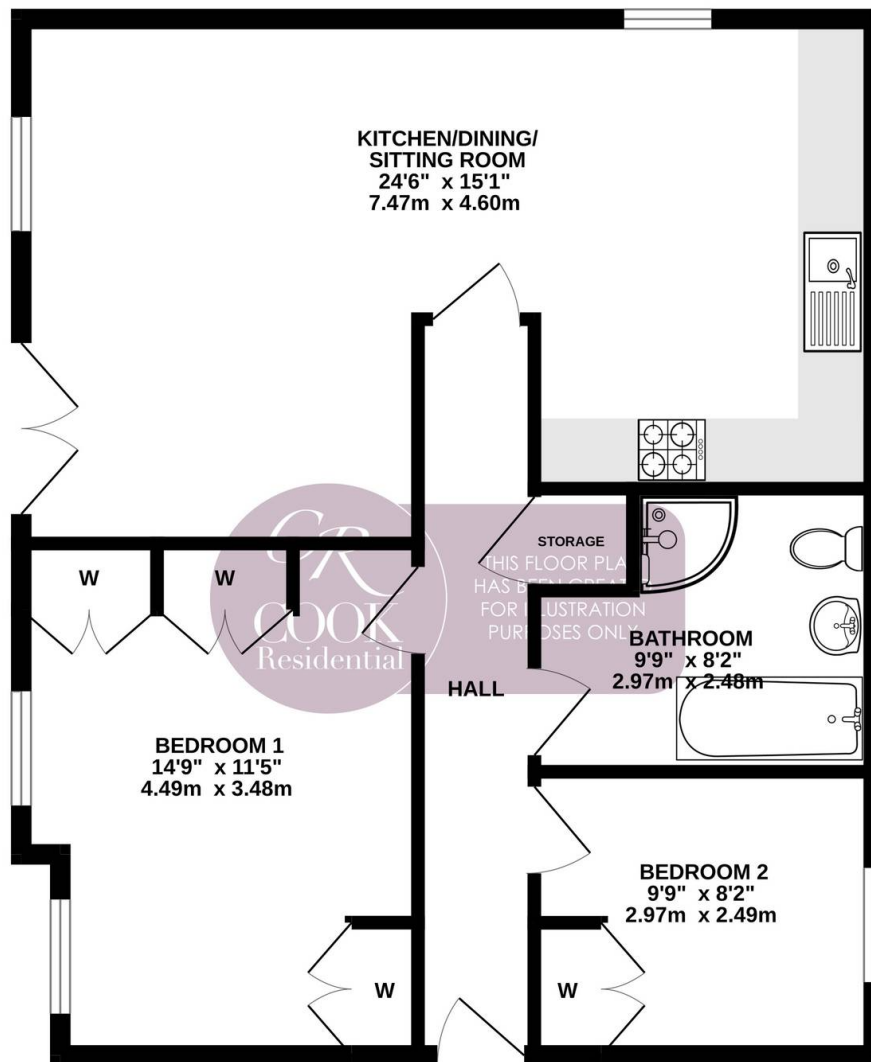
Parking: The property benefits from **one allocated parking space** located within the attractive residents' courtyard directly in front of the building, as well as space for visitor parking.

Location: Wade Court occupies a desirable position overlooking expansive open green space, creating a wonderful sense of space and greenery rarely found with apartment living. The development is conveniently located within easy reach of Cheltenham town centre, local shops, highly regarded schools and excellent transport links, making it an ideal choice for a variety of buyers seeking both convenience and a peaceful setting.

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FIRST FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.3 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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