



The Conifers Mendip Road, Cheltenham, GL52 5DP

Guide Price £170,000



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Cheltenham, GL52 5DP

Offered to the market with no onward chain, this well-presented two-bedroom first floor apartment occupies a pleasant position within an established development on Mendip Road.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- No Onward Chain
- First Floor Two-Bedroom Apartment
- Private Ground Floor Entrance
- Open Plan Sitting/Dining Room and Kitchen
- Juliet Balcony with Pleasant Outlook
- Two Allocated Parking Spaces





Offered to the market with **no onward chain**, this well-presented two-bedroom first floor apartment occupies a pleasant position within an established development on Mendip Road. The accommodation benefits from its own private ground floor entrance, a spacious open plan sitting/dining room and kitchen, a Juliet balcony, two allocated parking spaces and an exceptionally long lease. The property would make an excellent first-time purchase, investment or low-maintenance home.

Entrance Hall: A private entrance at ground level opens into the entrance hall, with stairs rising directly to the first floor accommodation. A useful storage cupboard is positioned at the top of the stairs.

Sitting/Dining Room: A bright and generously proportioned reception room providing ample space for both comfortable seating and a dining table. Sliding glazed doors open to a Juliet balcony and allow an abundance of natural light into the room while framing a pleasant, leafy outlook across the development. A decorative fireplace creates an attractive focal point, while the open plan arrangement flows seamlessly into the kitchen.

Kitchen: Open to the sitting/dining room, the contemporary kitchen is fitted with a range of grey wall and base units, complemented by wood-effect work surfaces and white tiled splashbacks. Appliances include an integrated oven and gas hob with a stainless steel extractor above, together with a fridge/freezer. A breakfast bar provides additional preparation space and an informal seating area.

Inner Hallway: The inner hallway connects the living accommodation with both bedrooms and the bathroom. A useful built-in storage cupboard provides space for household essentials.

Bedroom One: A well-proportioned principal double bedroom with space for a double bed and accompanying furniture. A large window provides plenty of natural light and a pleasant outlook, while built-in wardrobes offer valuable storage without compromising the room's floor space.

Bedroom Two: A versatile second bedroom finished in neutral tones and benefiting from a window providing natural light. The room would work equally well as a single bedroom, guest room, nursery or dedicated home office.

Bathroom: Fitted with a white three-piece suite comprising a panelled bath with a glazed shower screen, pedestal wash hand basin and WC. A mirrored wall cabinet provides useful storage, completing this practical bathroom.

Additional Details:

- No Onward Chain
- Leasehold
- Approximately 964 Years Remaining on the Lease
- Service Charge: £1,868 Per Annum
- Ground Rent: £0
- Council Tax Band B (Cheltenham)

Parking: The property benefits from two allocated parking spaces for two vehicles, conveniently positioned just outside the property.

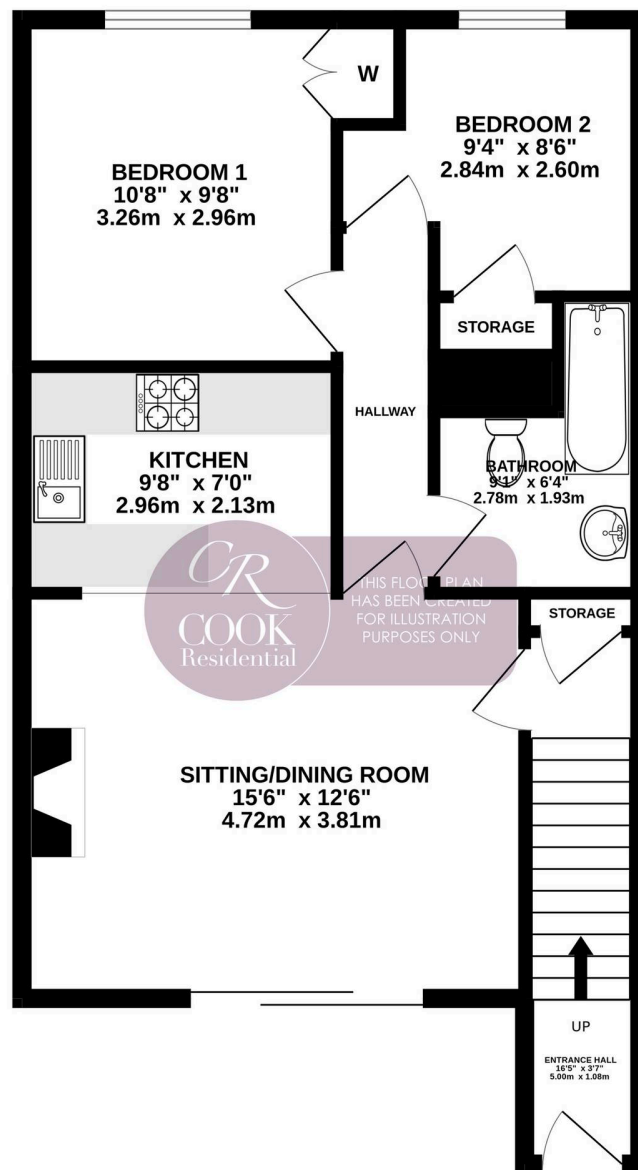
Location: The Conifers is situated on Mendip Road, within a convenient residential area offering easy access to Cheltenham Town Centre and its extensive selection of shops, cafés, restaurants and leisure facilities. Local amenities and regular transport links are readily accessible, while nearby green spaces provide opportunities for walking and recreation. The location is well placed for access to the A40 and wider road network, making it suitable for commuters as well as those wishing to enjoy everything Cheltenham has to offer.

Disclaimer: These particulars are believed to be correct but their accuracy is not guaranteed, and they do not form part of any contract. All measurements are approximate and should be used for guidance purposes only. The services, systems and appliances have not been tested, and no guarantee as to their condition or efficiency can be given. Prospective purchasers should satisfy themselves through their own inspections and enquiries.

Digital Staging Disclaimer: Some photographs used within this marketing have been digitally staged for illustrative purposes. Furniture, furnishings and decorative items may have been added virtually to demonstrate the potential use of the accommodation and may not represent the property's current appearance.



FIRST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 580 sq.ft. (53.9 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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