



ROSS BURBIDGE

exp

@ ross.burbidge@exp.uk.com

rossburbidge.exp.uk.com

07792 512 628

Arlington House, Bath Road, Cheltenham, GL53

Offers Over £210,000

🛏 2 🚿 1 🚽 1



Please Quote: RB1393. A beautifully presented two bedroom top floor apartment, set within a stunning Grade II listed building right in the heart of Cheltenham Town Centre. Offered to the market with no onward chain, this home has undergone significant improvements by the current owner and now combines period character with modern comfort, making it a fantastic opportunity for first time buyers or investors alike.

The apartment is immaculately maintained throughout and opens into a generous entrance hall, giving access to the principal rooms. The open-plan living space is bright and welcoming, with laminate flooring running seamlessly into the fitted kitchen. The kitchen itself offers a range of wall and base units, a chrome sink, integrated oven, and plumbing for a washing machine.

Both bedrooms are doubles and well proportioned, with the main bedroom benefiting from a useful built-in storage cupboard. The contemporary shower room is fully tiled and features a wash basin and WC.

With 134 years remaining on the lease, a ground rent of just £100 per annum, and a service charge of £1,348.62 per annum, this apartment represents an excellent low-maintenance purchase. Council Tax Band B.

Early viewing is highly recommended to fully appreciate the quality and improvements this delightful home has to offer.



BEDROOM 1
12'9" x 9'2"
3.9m x 2.8m

BEDROOM 2
9'9" x 8'10"
2.7m x 2.7m

BEDROOM 3
9'9" x 8'10"
2.7m x 2.7m

KITCHEN
10'10" x 6'7"
3.1m x 2.0m

BATHROOM
5'0" x 6'0"
1.5m x 1.8m

LIVING ROOM
14'0" x 13'5"
4.4m x 4.1m

DINING ROOM
14'0" x 13'5"
4.4m x 4.1m

LOBBY

COMMUNAL STAIRS

SHOWER ROOM

CUPBOARD

ENTRANCE HALL

FOR SALE

www.rossburridge.com

A bright, empty room with light-colored walls and a wooden floor. A doorway on the left leads to another room. On the right, there are built-in white shelves. A small framed picture hangs on the wall. The room is well-lit and appears to be a living or dining area.

- | Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient – lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient – higher running costs | | |
- England & Wales**

EU Directive 2002/91/EC

