



Market Street Cheltenham



Market Street Cheltenham GL50

- Immaculately presented apartment in Cheltenham •
- Large double bedroom • Modern shower room •
- Open plan kitchen, dining & living space •
- Quiet location • First floor •
- Private off street parking • Short walk to town centre •

An immaculately presented apartment in a quiet location

In summary, an immaculately presented first floor apartment flooded with light throughout. The property has one large double bedroom, a modern shower room, large open plan kitchen, dining and lounge area - perfect for relaxing and entertaining. The apartment benefits from an off street private parking space. The property is perfectly located, moments from the town centre, and access to the Honeybourne Way taking you to the train station, Pitville Park and lovely gardens close by.

Vendors' comments *"I have absolutely loved my years here on Market Street, it is such a great location with everything you need in walking distance and having the beautiful gardens and Honeybourne cycling lane right on the doorstep. My favourite part is living in a town centre location but only hearing the birds when I open the bedroom window. It really is the best of both worlds here."*

The **entrance hall** welcomes you into this beautiful apartment with lots of natural light, space for your coats and shoes with wood effect flooring and carpeted stairs leading you to the first floor.

The **open plan kitchen, dining and lounge** is a beautiful space and benefits from three windows to create a bright and spacious room, there is wood effect flooring and an air/heat conditioning unit.

The **kitchen** is modern with white units for plenty of storage, and a black worktop. There is an integrated washing machine, dishwasher and fridge freezer, and a steel sink with a window.

The **open dining area** is a great space flowing from the kitchen and enough room for a table and chairs.

The **lounge area** provides a bright airy space to relax with lots of natural light and high ceilings.

The spacious **shower room** is located in the centre of the apartment, this generous sized room benefits from a clean modern design and includes a shower cubicle with electric shower. and towel radiator with tile effect flooring.

The **double bedroom** is a delightful, spacious bedroom with two beautiful windows for lots of natural light. This room benefits from an air/heat conditioning, plenty of space for wardrobes and has carpeted flooring.

Property age: 2015 approx build

Sq ft size: approx 469 square feet

Tenure - Leasehold: 115 years

Ground rent: £150.00 per annum

Service charge: £130.00 per month

Heating source: Electricity

LOCATION:

Perfectly situated in the heart of Cheltenham

The attractive Regency town of Cheltenham offers a wealth of amenities including local independent shops, bustling local markets and recreational facilities. The town's thriving community provides a diverse array of boutique and antique shops, independent tea rooms and coffee shops. The popular Regency town offers an incredible social scene to rival London with fabulous Michelin starred restaurants and exclusive bars.

Cheltenham is home to world-renowned festivals including annual horse racing culminating in the Cheltenham Gold Cup along with the Science Festival, the Literary Festival and the Jazz Festival.

The wonderful Everyman theatre hosts a variety of superb shows, plays, musicals and Christmas Pantomimes and is one of the town's three theatres.

Cheltenham boasts plenty of outside space including parks, leisure facilities, golf courses and beautiful walks on the Cotswold Way. Nestled perfectly between the Cotswold Hills and the Wye Valley with the scenic Royal Forest of Dean a short drive away. Cheltenham is home to a collection of prestigious schools including Cheltenham College, Dean Close, Cheltenham Ladies College and Pates Grammar.

DIRECT TRAINS TO LONDON PADDINGTON
BRISTOL, BATH, BIRMINGHAM
DIRECT ACCESS TO M5
BROADWAY - 10 MILES
STOW-ON-THE-WOLD - 19 MILES
THE ROYAL FOREST OF DEAN - 25 MILES
OXFORD - 40 MILES

All distances are approximate































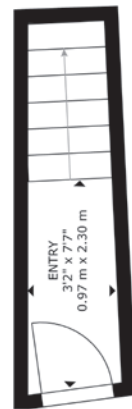




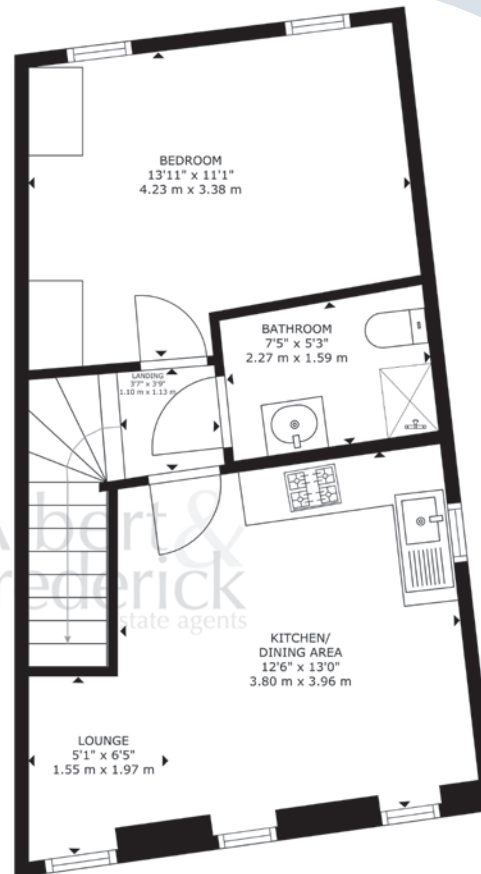
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31b Market Street,
 Cheltenham GL503NJ.
Asking price £159,950

GROUND FLOOR



FIRST FLOOR



GROSS INTERNAL AREA
 FLOOR 1: 42 sq. ft, 3 m², FLOOR 2: 427 sq. ft, 39 m²
 TOTAL: 469 sq. ft, 42 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Albert &
Frederick
estate agents