

**CR**  
**COOK**  
Residential

01242 500 259

[www.cookresidential.co.uk](http://www.cookresidential.co.uk)



- INVESTMENT OPPORTUNITY
- FIVE APARTMENTS
- TOWN CENTRE LOCATION
- TENANTS IN SITU
- CURRENT YEARLY INCOME OF £53,880
- NO ONWARD CHAIN

£750,000

**Grosvenor Street,  
Cheltenham**

**GL52 2SG**

# Grosvenor Street, Cheltenham

This Freehold period residential apartment block is situated within the town centre. The property has five separate dwellings comprising four one bedroom and two-bedroom apartments.

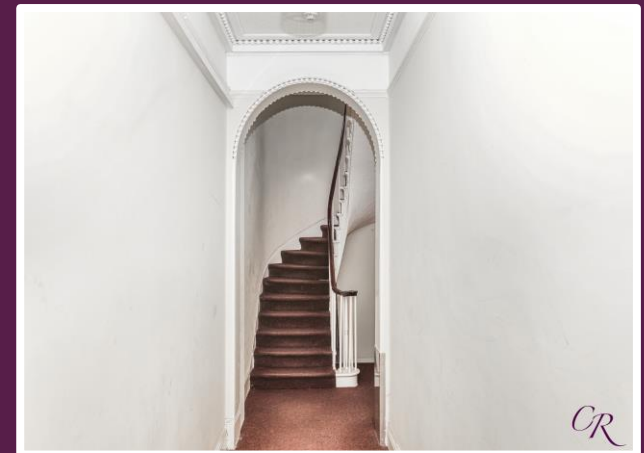
The property is situated at the end of a no through road and is set back from the street. There is a communal entrance for four of the apartments and separate access for the lower ground floor apartment.

The property is offered to the market with no onward chain and with tenants in situ. This is a buy-to-let investment opportunity with an income of achieving £53,880 annually (there is due to be a rent increase on two apartments when those current tenants move out).

Apartment one on the upper ground floor and apartment three on the first floor both have large built-in cupboards in the hallway, and generous sitting-dining rooms looking out to the front of the property with period features including sash windows, skirting, cornicing, and picture rails.

The bedrooms both look to the side of the property and have curved walls to one side and a useful built-in storage cupboard. The kitchens have a range of wall and base units with worktops over and integrated hob, extractors, and ovens. There are freestanding appliances comprising washing machine and fridge freezer. Apartment one has a shower room and apartment two has a bathroom with a shower attachment over the bath.

Apartment three is a two bedroom with the sitting-dining room to the rear offering dual aspects and views across the rooftops towards the hills beyond. Bedroom one looks out to the front of the property and bedroom two looks out to the rear. The kitchen has a range of wall and base units with worktops over and a breakfast bar. A fitted cooker and freestanding appliances comprising a washing machine and fridge freezer. The bathroom has a white suite comprising bath with shower over, low-level WC and sink.



*Passionate About Property...*

The top floor loft apartment offers a sitting-dining room with doors leading out to a balcony giving views across to the hills. The bedroom looks out to the front of the property and there is a useful built-in storage cupboard. A galley kitchen offers a range of base units with worktop over and freestanding appliances comprising cooker, fridge freezer and washing machine.

The bathroom offers a white suite comprising bath with shower over, low-level WC and sink. This apartment has electric heating.

The lower ground floor apartment has an entrance to the front of the building. There is a generous sitting room to the front and an office area off the hallway. The bedroom looks out to the side and has a useful built-in wardrobe.

There is an inner hallway with built-in wardrobes and storage. The kitchen has a range of wall and base units with worktops over with freestanding appliances comprising a cooker, fridge freezer and washing machine. The bathroom comprises a bath with a shower over, a low-level WC and a sink.

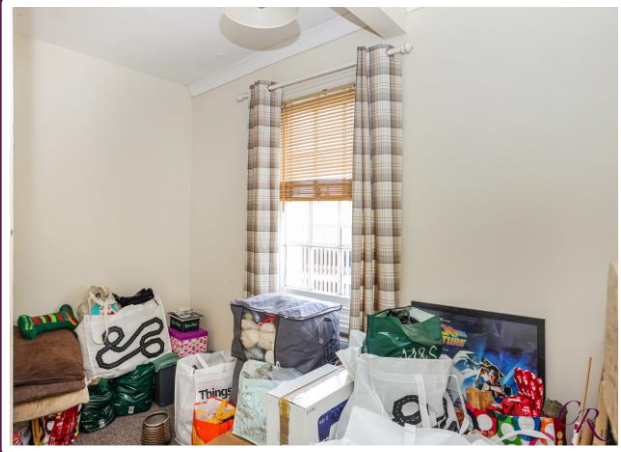
Please note that the apartments are not on separate leases, and all are on the one freehold title.

Tenure-Freehold  
Council Tax-A (per apartment)

*Passionate About Property...*



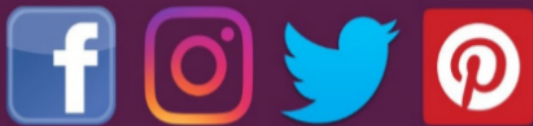




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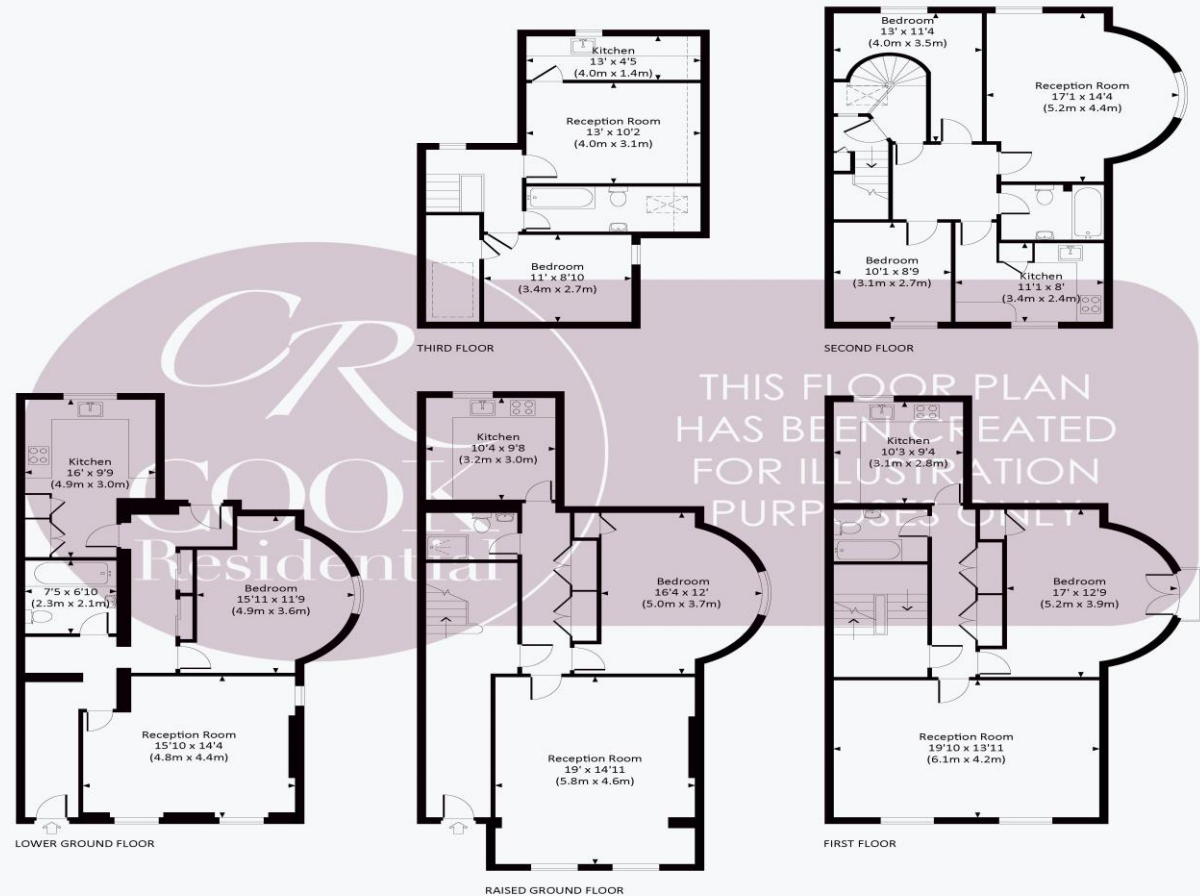
SOUTHERN

(BIRMINGHAM, BRISTOL, GLoucester, OXFORD)

Cook Residential

## GROSVENOR STREET

Approx. gross internal area  
3562 Sq Ft. / 330.9 Sq M.



All measurements are approximate and for guidance and illustrative purposes only.  
Floor Plan not to scale and completed by a RICS surveyor.