

CR
COOK
Residential

01242 500 259

www.cookresidential.co.uk



- NO ONWARD CHAIN
- ONE BEDROOM
- GENEROUSLY SIZED LIVING ROOM
- FITTED BATHROOM WITH SHOWER OVER
- COMMUNAL GARDEN AND DRIVEWAY
- CLOSE TO LOCAL AMENITIES

Guide Price £120,000

Eldon Road

Cheltenham

GL52 6TU

Eldon Road, Cheltenham, GL52 6TU

This one-bedroom apartment set on the top floor of a period building is within walking proximity to the town centre. The apartment is offered to the market with no onward chain.

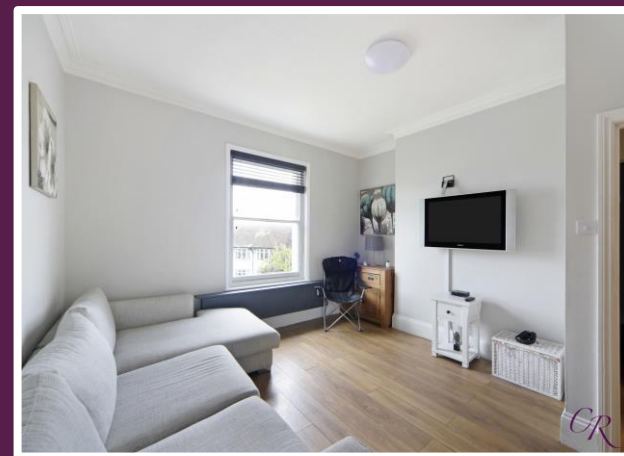
Upon entering the apartment, you are brought into the hallway, where there is a telephone entry system and doors leading to the rest of the accommodation.

The sitting-dining room offers period style coving and wood effect flooring with good dining table and sofa space. The kitchen offers tiled flooring with a range of wall and base units, worktops, tiled splashbacks and a stainless-steel sink and drainer with a mixer tap. There is space for free standing appliances such as a cooker, dishwasher, washing machine and a tall fridge freezer. A hatch leads to an ample loft space that could be used for storage.

The bedroom offers wood effect flooring, period style cornicing and rail, coving, and a walk-in cupboard housing the boiler.

A bathroom finishes the accommodation and has tiled flooring, part tiled walls, a white suite comprising a bath with shower attachment, a glass screen, a low-level WC, and a basin.

Further benefits to this property include gas central heating, communal gardens to the rear of the building and front driveway parking available to residents on a first come-first-serve basis.



Passionate About Property...

Cheltenham offers easy access to the A40 and M5 motorways and is equidistant from Bristol and Birmingham, with good north-south high-speed rail links. The town is a beautiful Regency Spa, famous for its many festivals, including Literature, Music, Science, Jazz, and the legendary National Hunt racing festival, The Cheltenham Gold Cup. The town centre boasts a variety of local and high street shops, eateries, bars, and art galleries, attracting visitors from far and wide.

Tenure - Leasehold

Lease Length - 65 Years

Annual Ground Rent - £0

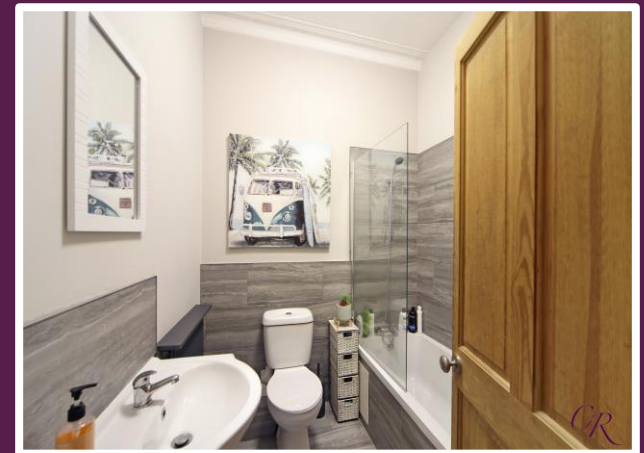
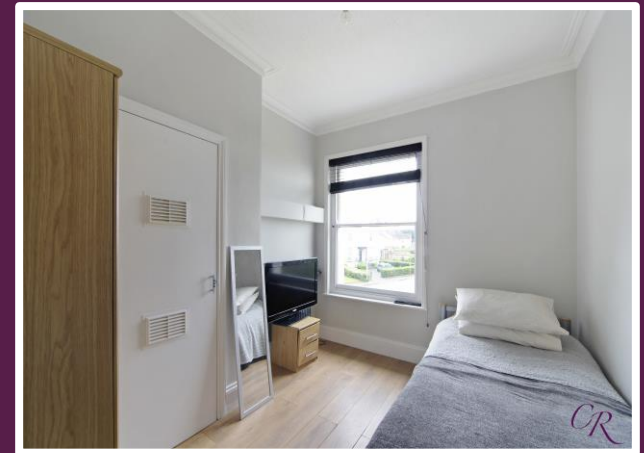
Annual Service Charge - £360

Service Charge Review Period - Annual

Council Tax - A

All information regarding the property details, including its position on Leasehold, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

Passionate About Property...



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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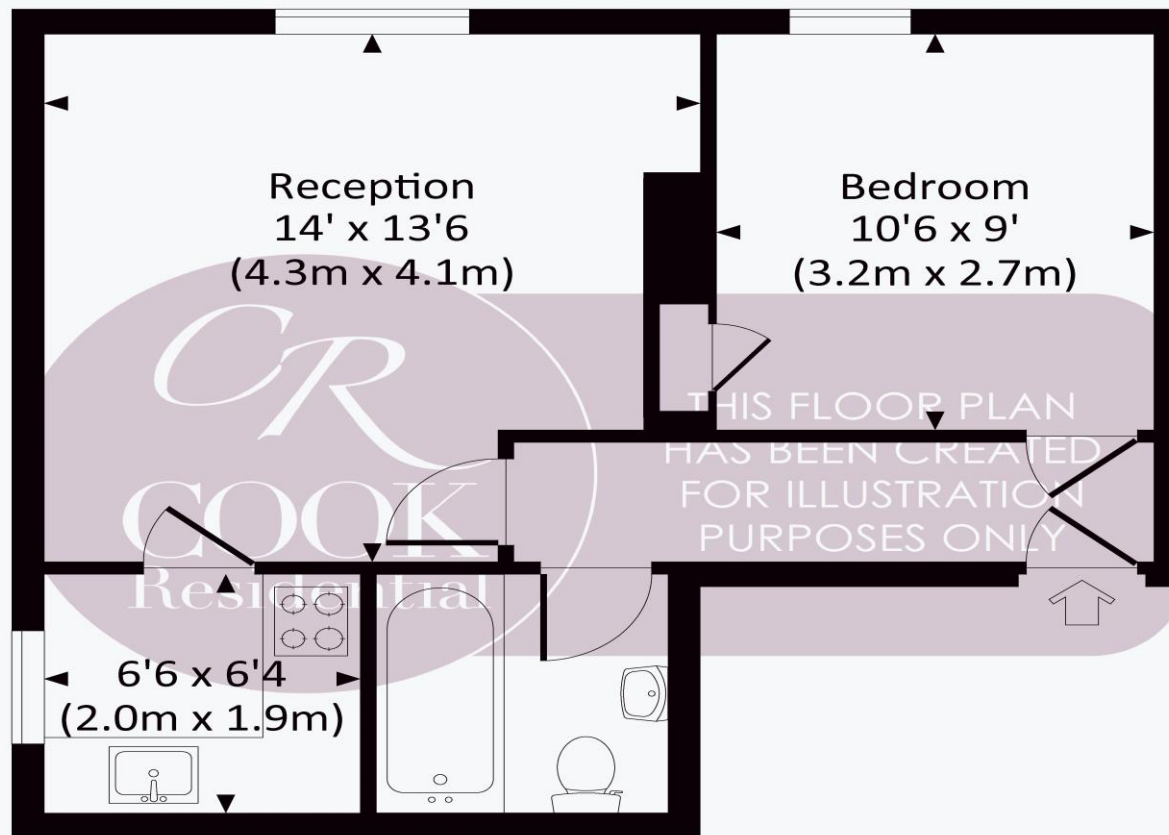


BEST
 ESTATE AGENT GUIDE
 2022

ESTAS
 ★★★★★
 AWARDS 2021
 BEST IN COUNTY
 SALES
 Cook Residential
 Gloucestershire

ESTAS
 ★★★★★
 ESTATE AGENT
 AWARDS 2021
 GOLD WINNER
 SOUTHERN
 (MIDGL, BUCKS, OXON, OXF)
 Cook Residential

ELDON ROAD
 Approx. gross internal area
 405 Sq Ft. / 37.6 Sq M.



FIRST FLOOR

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