

CR  
COOK  
Residential

01242 500 259  
www.cookresidential.co.uk



- INVESTMENT OPPORTUNITY
- FOUR APARTMENTS WITHIN A WELL-MAINTAINED GRADE II LISTED BUILDING
- ENCLOSED REAR GARDEN AND TWO OFF ROAD PARKING SPACES
- TOWN CENTRE LOCATION
- POTENTIAL YEARLY INCOME OF £43,200.00
- NO ONWARD CHAIN

Offers in Excess of £600,000

**St. Georges Square**

**Town centre**

**GL50 3LJ**

# St. Georges Square, Town centre

This exciting investment opportunity is located on St Georges Square overlooking the Cheltenham Spa Bowling Club providing, four one-bedroom apartments conveniently located within the town centre and offered for sale with no onward chain.

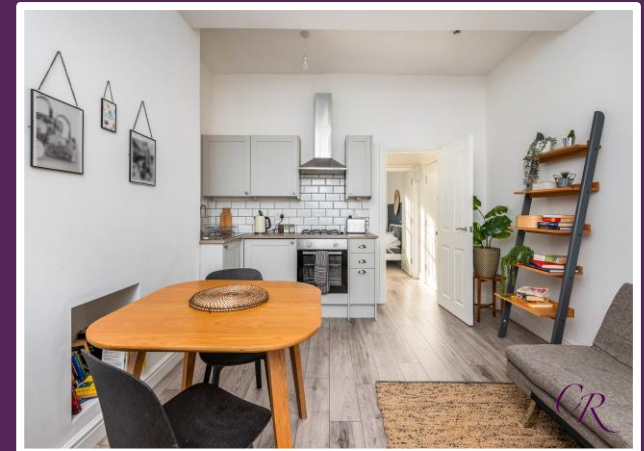
The well-maintained and stylish Grade II Listed building has a potential income of £43,200 annually if the apartments are let individually on AST's.

The block could also be used as Airbnb's with a potential monthly income of £2,255 per month per apartment based on a 70% occupancy. Please note a local serviced apartment agent has estimated figures for this.

The four apartments have a communal entrance, with one apartment per floor offering an open plan kitchen-living-dining room with fitted kitchens, a double bedroom, and a shower room comprising a double shower, low-level WC and a vanity unit with an inset basin.

Outside is a good sized enclosed rear garden accessed via a communal door. Laid to lawn with a small patio area.

There are also two off road parking spaces opposite the front of the building.



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Please note that the apartments are on one freehold title.

### Tenure-Freehold

Council Tax - Due to the properties current use as a business, in the form of serviced apartments, they are not currently banded for residential use.

All information regarding the property details, including a position on Freehold, will be confirmed between vendor and purchaser solicitors.

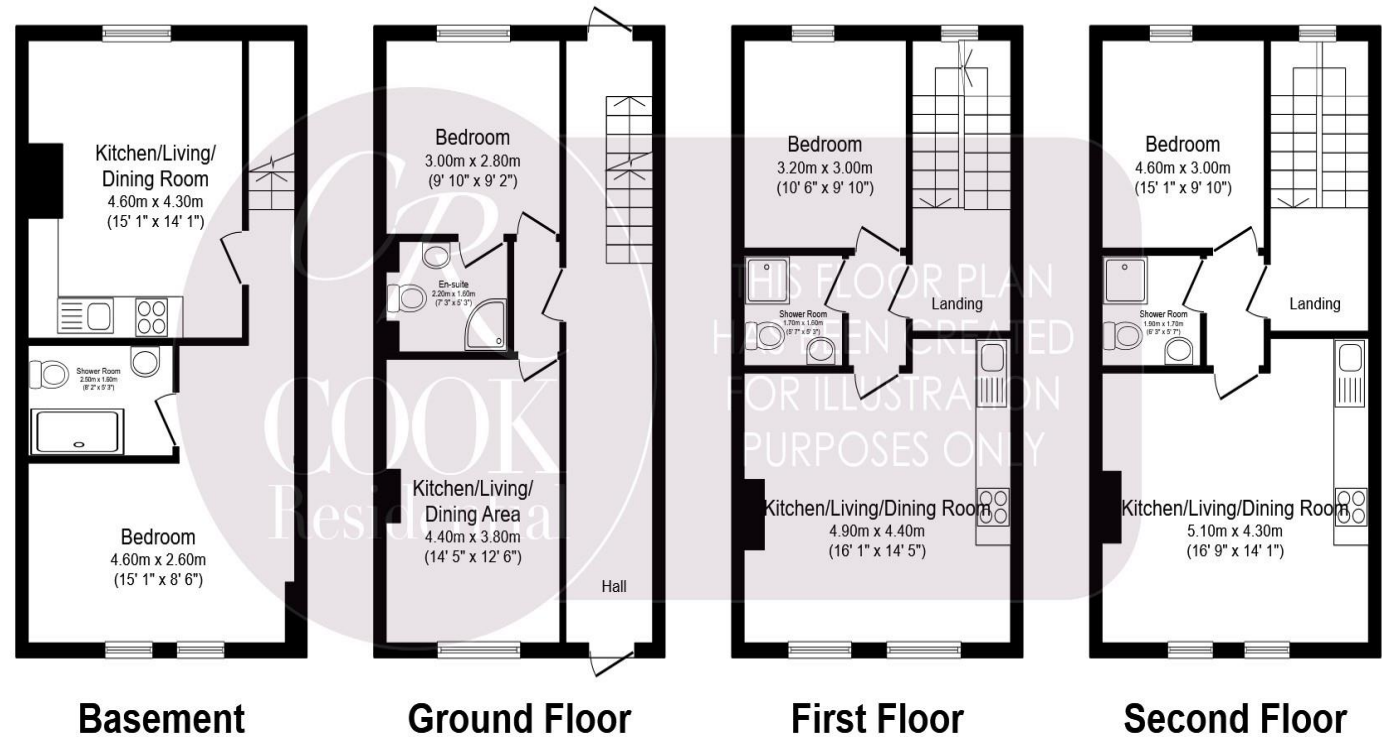
For further information, please contact the selling agent, Cook Residential 01242 500259.

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Total floor area 160.1 sq.m. (1,723 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com