

CR COOK Residential

01242 500 259
www.cookresidential.co.uk



- SHARE OF FREEHOLD
- GRADE II LISTED BUILDING
- BEAUTIFULLY PRESENTED
- TWO BEDROOMS
- CLOSE TO THE TOWN CENTRE
- ALLOCATED PARKING SPACE

Guide Price £230,000

Evesham Road

Cheltenham

GL52 2AA

Evesham Road, Cheltenham

Cook Residential are pleased to bring to market this two-bedroom flat with fantastic access to the town centre.

Ideally located on the popular Evesham Road offering easy access to the town centre and Pittville Park, is this stunning two-bedroom apartment set on the first floor within an attractive Regency building boasting period features.

As you enter the property, positioned to the front of the building is the living room featuring two tall sash windows, allowing an abundance of natural light through.

The living room also benefits from a feature fireplace and carpeting.

The new fitted kitchen comprises laminate flooring, a range of wall and base units, worktops, sink unit with mixer tap, oven, gas hob and integral hood. The washing machine and fridge freezer are to also be included.

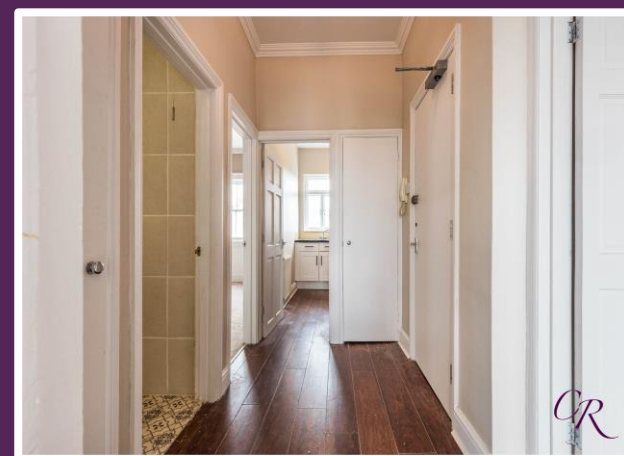
The bathroom benefits from new fired earth tiles flooring, heated towel rail, WC, basin, and bath with central taps, shower over the bath and tiled surround.

The double bedroom comprises carpeted flooring and a tall sash window, with cornicing throughout leading to the hallway.

A further benefit to the property is the allocated parking space at the rear of the building.

If you are looking for a beautifully presented upper floor apartment with character and charm, then an internal viewing is essential to appreciate what is on offer.

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 itself 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.

Service Charge - £122 PCM Annually

Service Charge Review Period - Annually

Yearly Ground Rent - £1 Annually

Ground Rent-Review Period - Annually

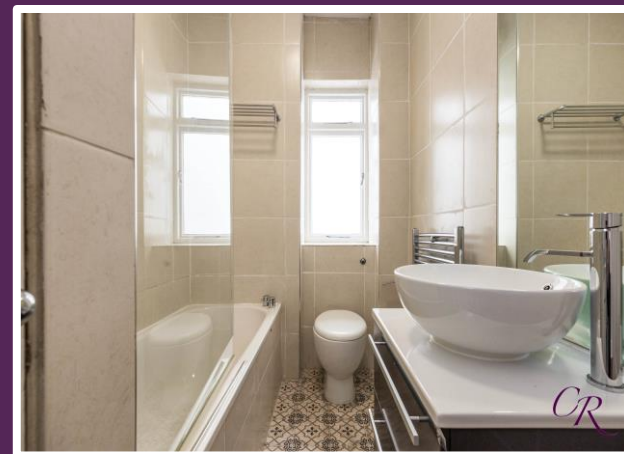
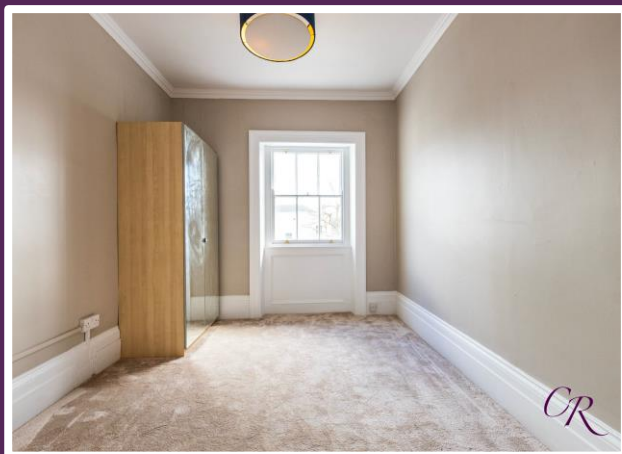
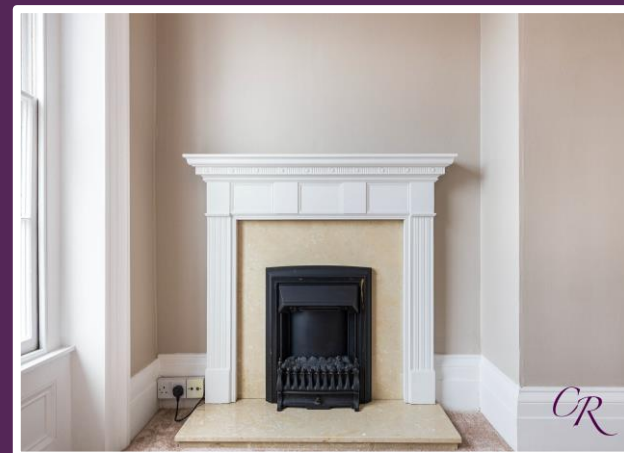
Tenure - Leasehold with a Share of Freehold

Lease Length Remaining - 960 years remaining

Council Tax Band - 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...





01242 500 259
 www.cookresidential.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Living Room
4.60m x 3.00m
(15' 1" x 9' 10")

Bathroom
2.90m x 1.70m
(9' 6" x 5' 7")

Bedroom 1
4.20m x 2.90m
(13' 9" x 9' 6")

Kitchen
3.20m x 1.50m
(10' 6" x 4' 11")

Hall

Store

Bedroom 2
4.20m x 2.50m
(13' 9" x 8' 2")

Total floor area 52.8 sq.m. (568 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