

CR COOK Residential

01242 500 259
www.cookresidential.co.uk



- NO ONWARD CHAIN
- TWO BEDROOMS MASTER ENSUITE
- FIRST FLOOR APARTMENT
- RECENTLY REFURBISHED TO A HIGH STANDARD
- GREAT INVESTMENT OPPORTUNITY
- PRIVATE ALLOCATED PARKING

Guide Price £170,000

Arle Road
Cheltenham
GL51 8LT

Arle Road, Cheltenham, GL51 8LT

Cook Residential is delighted to present this impeccably refurbished two-bedroom, two-bathroom property, complete with allocated parking.

This beautifully updated home offers a unique blend of modern convenience and stylish living, featuring a private entrance that adds a touch of exclusivity.

Entrance: The private entrance leads into a welcoming hallway, setting an elegant tone for the rest of the property.

Bedroom One: The master bedroom is a haven of comfort, flooded with natural light and featuring luxurious new carpeting. It includes a Juliette balcony and an ensuite shower room, enhancing its appeal.

Bedroom Two: The spacious second bedroom offers a cosy, carpeted retreat, ideal for guests, a home office, or a personal sanctuary.

Living Area: The expansive lounge is designed for both relaxation and entertainment, boasting its own Juliette balcony that enhances the seamless integration of indoor and outdoor living spaces.

Modern Fitted Kitchen: The heart of the home is a stylish kitchen, equipped with modern wall and base units, ambient under-counter lighting, and beautiful pine wood countertops. It includes a built-in oven, gas hob, extractor fan, and dishwasher and a washer dryer making culinary activities a true pleasure.

Modern Family Bathroom: The contemporary family bathroom features chic tiled flooring and walls, a shower over bath, a sleek sink, and a WC, providing a luxurious bathing experience.

Convenient Parking: The property benefits from a dedicated parking space conveniently located near the private entrance, ensuring ease of access.

Passionate About Property...



Additional Benefits: The property is equipped with gas central heating throughout all rooms, ensuring a warm and cosy atmosphere regardless of the season.

Tenure: Leasehold

Lease Length: 999 years

Service Charge: £876

Service Charge Review Period: Annually

Ground Rent: £175 per year

Council Tax Band: B

Situated to the west of Cheltenham town centre, this property offers excellent convenience with easy access to the M5 motorway (north and southbound), GCHQ, local amenities, King George V Playing Field and Cheltenham Saracens RFC.

All property details, including Leasehold status, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

This property represents an exquisite blend of contemporary design and comfortable living. For further details or to arrange a viewing, please contact Cook Residential.

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	87	58
(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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Kitchen
2.24m x 2.11m
(7' 4" x 6' 11")

Lounge
4.92m x 4.30m
(16' 2" x 14' 1")

Bathroom
2.18m x 1.68m
(7' 2" x 5' 7")

Bedroom 2
4.56m x 2.46m
(15' 0" x 8' 1")

Hall

Bedroom 1
4.20m x 3.00m
(13' 9" x 9' 10")

Ensuite
2.20m x 1.52m
(7' 3" x 5' 0")

THIS FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATION PURPOSES ONLY

Total floor area 64.6 m² (696 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