

CR
COOK
Residential

01242 500 259
www.cookresidential.co.uk



- NO ONWARD CHAIN
- SPACIOUS OPEN-PLAN LIVING
- TWO DOUBLE BEDROOMS
- MODERN DESIGNED PENTHOUSE
- WELL-MAINTAINED COMMUNAL GARDENS:
- ALLOCATED PARKING SPACE

Guide Price £245,000

Christchurch Road
Christchurch
GL50 2PP

Christchurch Road, Christchurch, GL50 2PP

Cook Residential is delighted to present this fantastic two-bedroom top floor apartment in the Cheltenham Borough of Christchurch. This period property, built in the mid-1850s, benefits from a modern interior featuring two bedrooms, an open-plan kitchen, dining and living room, communal gardens, and allocated parking. Offered with no onward chain, it is move-in ready for its next owners.

Upon entering, the accommodation benefits from an entrance hall leading to a spacious open-plan kitchen, dining, and living room offering wooden flooring, a vaulted ceiling, and a decorative feature fireplace with surround.

Living and Dining Area: The spacious open-plan living and dining area features wooden flooring, vaulted ceilings, and a decorative feature fireplace, creating a warm and inviting atmosphere perfect for both relaxation and entertaining.

Kitchen: The kitchen boasts white high-gloss wall and base units with granite-effect countertops, wood-effect flooring, an integrated electric oven and hob, and an integrated dishwasher. There is also space for a washing machine and a freestanding fridge freezer, making it a practical and stylish cooking space.

Bedrooms: The apartment includes two double bedrooms, offering ample space and comfort. Both bedrooms have built in storage.

Family Bathroom: The modern family bathroom comprises part-tiled walls, wood effect flooring, and a three-piece bathroom suite with a shower over the bath, ensuring convenience and functionality for everyday use.

Communal Gardens: The well-maintained communal gardens provide a peaceful outdoor space for relaxation and enjoyment.

Allocated Parking: The property benefits from an allocated parking space at the front entrance of Lansdown Lea, ensuring convenience for the residents.



Passionate About Property...

A viewing is advised to fully appreciate this apartment's quality and space.

Tenure: Share of Freehold

Lease Length: 969 Years Remaining

Ground Rent: £0

Ground Rent Review Period: N/A

Service Charge: £1080

Service Charge Review Period: Annually

Council Tax Band: C

Location: Cheltenham offers easy access to the A40 and M5 motorway. The town itself is a beautiful Regency Spa, famous for its festivals. It boasts a variety of local and high-street shops, eateries, bars, and art galleries, all attracting visitors from far and wide.

All information regarding the property details, including its position on Share of Freehold, 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	52	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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Approximate total area**

700.71 ft²

65.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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