

CR
COOK
Residential

01242 500 259

www.cookresidential.co.uk



- FIRST FLOOR APARTMENT
- SITUATED IN POPULAR FAIRVIEW
- OPEN PLAN KITCHEN-LIVING-DINING ROOM
- ONE BEDROOM
- SHOWER ROOM
- COMMUNAL BIKE SHED

Guide Price £170,000

Duke Street

Fairview

GL52 6BP

Duke Street, Fairview, GL52 6BP

Cook Residential is thrilled to introduce this unique one-bedroom first-floor apartment, strategically positioned within a short stroll of the town centre and local amenities.

The beautifully presented accommodation boasts an open-plan kitchen-living-dining area, a bedroom, and a shower room, making it an ideal choice for those seeking a modern urban lifestyle.

Modern Kitchen: This contemporary kitchen features sleek white wall and base units with wood-effect worktops, an integrated oven, a hob with an extractor hood, and a fridge freezer, ensuring you stay on-trend with your culinary adventures.

Living and Dining: The generously proportioned living and dining area offers ample space for a dining table and seating arrangements, with a large sash window flooding the room with natural light, creating a warm and inviting atmosphere.

Bedroom: The bedroom has ample natural light through the large sash window, and there is space for both a double bed and storage.

Shower Room: This room offers a white three-piece suite with a shower, WC, and sink that are both functional and comfortable.

Extra Storage: There is a useful communal bike shed available behind a separate gate just along from the apartments entrance.

Passionate About Property...



Viewing is highly recommended to see what this lovely apartment has to offer.

Tenure: Leasehold

Lease Length: 244 years

Ground Rent: £200 Per Annum

Service Charge: £583 Per Annum

Service Charge Review Period: TBC

Council Tax

Band: A

The Area: This apartment is perfectly positioned within easy walking distance of the town centre, offering convenient access to a variety of local and high-street shops, eateries, bars, and art galleries.

The town of Cheltenham, with its easy access to the A40 and M5 motorway, is a vibrant hub famous for its festivals and beautiful Regency Spa architecture, promising an exciting and dynamic lifestyle.

All information regarding the property details, including its leasehold position, must be confirmed by vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

Passionate About Property...



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	64 D
39-54	E		
21-38	F		
1-20	G		

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2022

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★★★★★
AWARDS 2022
BEST IN COUNTY
SALES
Cook Residential
Gloucestershire

ESTAS
★★★★★
ESTATE AGENT
AWARDS 2022
GOLD WINNER
SOUTHERN
(SOUTH, MIDLANDS, & EAST OF ENGLAND)
Cook Residential

