

# CR COOK Residential

01242 500 259

[www.cookresidential.co.uk](http://www.cookresidential.co.uk)



- GRADE II LISTED BUILDING
- PRIME LOCATION BATH ROAD
- MODERN KITCHEN HIGH GLOSS
- INVITING LIVING AREA
- VIBRANT COMMUNITY LOCAL AMENITIES
- PARKING AVAILABLE ON A FIRST COME FIRST SERVED BASIS

Guide Price £190,000

**South House**

**Bath Road**

**Cheltenham**

**GL53 7JX**

# South House, Bath Road, Cheltenham, GL53 7JX

Cook Residential is delighted to present this charming two-bedroom first-floor apartment located on the famous Bath Road in a Grade II listed building. This elegant property offers a perfect blend of modern amenities and period features, making it an ideal home for first-time buyers or investors. With its prime location, this apartment is within easy reach of local shops, eateries, and the vibrant Town Centre.

Upon entering, the accommodation benefits from a hallway leading to a spacious sitting room/dining room and a modern kitchen, creating a welcoming and practical living space.

**Sitting Room/Dining Room:** The sitting room/dining room features ample natural light, high ceilings, and period detailing, providing a warm and inviting atmosphere for relaxation and dining.

**Kitchen:** The kitchen boasts high gloss white base units with wooden counter-tops, offering a sleek and contemporary look. It includes a built-in electric oven and hob with an extractor fan, a built-in fridge freezer, and an integrated washing machine, ensuring convenience and functionality.

**Bedroom One:** The master bedroom is a good sized double room offering a comfortable and peaceful retreat. With a feature window, carpeted flooring and built in wardrobe.

**Bedroom Two:** The second bedroom is a small double room, with unusual feature windows and carpeted flooring.

**Bathroom:** The family bathroom comprises a three-piece suite with a shower over the bath, providing a stylish and practical space for daily use. A viewing is advised to fully appreciate the charm and convenience of this delightful apartment.

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**Parking:** There is access to parking at the property which is available on a first come first served basis to the front of the property.

**Communal Gardens:** The property benefits from having access to communal gardens exclusive to South House for the residents and their visitors to enjoy.

**Tenure:** Leasehold

**Lease Length:** 998 Years

**Ground Rent:** £0

**Service Charge:** £1440 Per Annum

**Service Charge Review Period:** Annually

**Council Tax Band:** B

**Location:** Bath Road is a sought-after location known for its vibrant atmosphere and excellent amenities. The area offers easy access to Cheltenham's Town Centre, renowned for its beautiful Regency architecture, festivals, and a wide variety of local and high-street shops, eateries, bars, and art galleries, all of which attract visitors from far and wide.

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**NO EPC REQUIRED**  
(GRADE II LISTED PROPERTY)

