

CR COOK Residential

01242 500 259
www.cookresidential.co.uk



- NO ONWARD CHAIN
- IMMACULATE TWO-BEDROOM BASEMENT FLAT WITH PRIVATE ACCESS
- LARGE SITTING ROOM
- STYLISH KITCHEN/DINER
- PRIVATE COURTYARD GARDEN
- PRIME TOWN CENTRE LOCATION

Offers in the Region Of £230,000

Clarence Square

Town Centre

GL50 4JN

Clarence Square, Town Centre, GL50 4JN

Cook Residential is delighted to present this immaculate two-bedroom basement flat situated in a prime Town Centre location with its own exclusive access to both the front and the rear of the property. This beautifully maintained property boasts a private courtyard garden, a large sitting room, and a stylish kitchen/diner. Ideal for those seeking the convenience of Town Centre living, this home is ready for its next owners to move in and enjoy.

Upon entering, the accommodation benefits from a hallway with a handy storage cupboard and access to the spacious sitting room.

Sitting Room: The large sitting room features an electric coal burning effect stove, wooden effect flooring, ample natural light, creating a warm and inviting atmosphere even as a basement flat.

Kitchen/Diner: Off the sitting room is the kitchen/breakfast room, boasting stylish part-tiled walls, wooden wall and base units with a built-in wine rack, a built-in gas hob, extractor fan, and oven. There is space for a freestanding fridge freezer and a dishwasher. The room is complete with a breakfast bar area.

Bedrooms: The flat comprises two good-sized double bedrooms. The master bedroom has access to a private courtyard garden, perfect for entertaining.

Bathroom: The bathroom completes the flat, comprising a three-piece suite with a shower over the bath with space for a washing machine.

Private Courtyard Garden: The private courtyard garden is an ideal space for outdoor relaxation and entertaining as well as offering private and exclusive access to the property.

Passionate About Property...



A viewing is advised to appreciate the space and condition of this fantastic property fully.

Tenure: Leasehold with a Share of Freehold

Lease Length: 900+ Years

Service Charge: £1,400 Per Annum

Service Charge Review Period: Annually

Council Tax Band: A

Location: This property is located in Clarence Square the heart of Cheltenham Town Centre. Clarence Square also offers plenty of green space perfect for those wanting some respite from the busy Town Centre. The property also offers easy access to a variety of local and high street shops, eateries, bars, and art galleries. The town itself is well-connected, providing convenient access to transport links and the surrounding areas.

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

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

