

CR COOK Residential

01242 500 259

www.cookresidential.co.uk



- TWO DOUBLE BEDROOM UPPER FLOOR FLAT
- GENEROUS SITTING ROOM
- DUAL ASPECT WINDOWS IN KITCHEN
- HANDY STORAGE CUPBOARD
- ALLOCATED PARKING
- PRIVATE GARDEN

Guide Price £170,000

Grasmere Road

Cheltenham

GL51 3PQ

Grasmere Road, Hatherley, Cheltenham, GL51 3PQ

Cook Residential is thrilled to present this charming two-bedroom upper floor flat located in the highly desirable Hatherley district of Cheltenham. This property offers a unique combination of comfort, style, and convenience, with modern interiors and access to a private garden. This flat is perfect for first-time buyers, professionals, and investors, this flat is within easy reach of local amenities and excellent transport links.

Sitting Room: When you enter the flat, you're greeted by a spacious, carpeted sitting room filled with natural light, which creates a warm and inviting space for relaxation and entertaining.

Kitchen: The bright, airy kitchen features dual-aspect windows, stylish tiled-effect flooring, and white wall and base units with granite countertops. With space for a cooker, fridge, freezer, and washing machine, the kitchen also includes a handy storage cupboard/pantry for added convenience.

Bedroom One: The master bedroom is a generously sized double room with carpeted flooring. It offers a peaceful retreat and ample space for furniture.

Bedroom Two: The second bedroom is another spacious double, ideal for a guest room or home office. It provides flexibility and comfort. **Bathroom:** The bathroom features a bath with an overhead shower, sink, and WC, completing the functional and stylish interior.

Additional Storage: An external storage cupboard attached to the property provides additional space for your belongings.

Private Garden: A rare find for a top-floor flat, the property benefits from access to a private garden, perfect for outdoor relaxation or entertaining.



Passionate About Property...

Tenure: Leasehold
Length of Lease: 83 Years Remaining
Service Charge: £750 Annually
Ground Rent: £10 Annually
Council Tax Band: B

Location: Hatherley offers easy access to the A40 and M5 motorways and is within walking distance of local amenities, schools, and parks. The property is also conveniently located for Cheltenham Spa train station and the town centre, making it ideal for commuters.

All information regarding the property details, including leasehold terms, must be confirmed between vendor and purchaser.

All measurements are approximate and for guidance purposes only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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