

*CR*  
COOK  
Residential

01242 500 259  
[www.cookresidential.co.uk](http://www.cookresidential.co.uk)



- OFFERED FOR SALE WITH NO ONWARD CHAIN
- POSITIONED ON THE FIRST FLOOR
- TWO GENEROUS BEDROOMS
- POTENTIAL RENTAL INVESTMENT
- WITHIN EASY REACH OF CHELTENHAM RAIL STATION
- ALLOCATED GARAGE TO THIS APARTMENT

Guide Price £165,000

**Sterling Court**

**Cheltenham**

**GL51 8LY**

# Sterling Court, Cheltenham, GL51 8LY

Cook Residential is delighted to bring to market this spacious two-bedroom first-floor apartment ideally located within walking distance of Cheltenham Spa Station, Waitrose, and Tesco Superstore and situated within a quiet cul-de-sac, this property offers convenience and ease of daily life. With No Onward chain, it's ready for its next owner to move in and make it their own.

Built in the late 1960s, the property includes a first come, first served parking and access to a well-maintained communal garden, making it perfect for first-time buyers, downsizers, or investors.

**Entrance Hall:** Upon entering, you are welcomed by a hallway with wood-effect flooring that extends throughout the apartment. Two built-in storage cupboards offer ample space for coats and other essentials, with the entrance phone situated here for added convenience.

**Sitting-Dining Room:** This light-filled space features large windows that flood the room with natural light, creating a warm and inviting atmosphere. The wood-effect flooring continues, giving the room a contemporary yet cosy feel. It is a versatile area perfect for both relaxing and dining.

**Kitchen:** The kitchen boasts sleek white gloss wall and base units, complemented by grey countertops. It includes space for a fitted hob, oven, and washing machine, while a free-standing tall fridge-freezer adds practicality.

**Bedrooms:** Both bedrooms offer generous space for furniture and storage. The wood-effect flooring adds continuity and a modern touch throughout. These rooms are perfect for creating your own personalised retreat.

**Bathroom & Separate WC:** The bathroom features a white suite, with a bath and overhead shower, complete with a glass screen. The vanity unit with an inset basin provides extra storage, while the separate WC next door adds further convenience.

**Outside:** The property enjoys access to a beautifully kept communal garden, a lovely spot to unwind during warmer months. This property also has access to their own private garage.

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**Tenure:** Leasehold

**Lease Length:** 118 Years

**Service Charge:** £1,800 Per Annum

**Service Charge Review Period:** Annually

**Ground Rent:** £175 Per Annum

**Ground Rent Review Period:** Annually

**Council Tax Band:** B

**Agents Note:** Please note there is a Section 20 notice in enforcement on this property with relation to fire safety remedial work. Please contact us for more information.

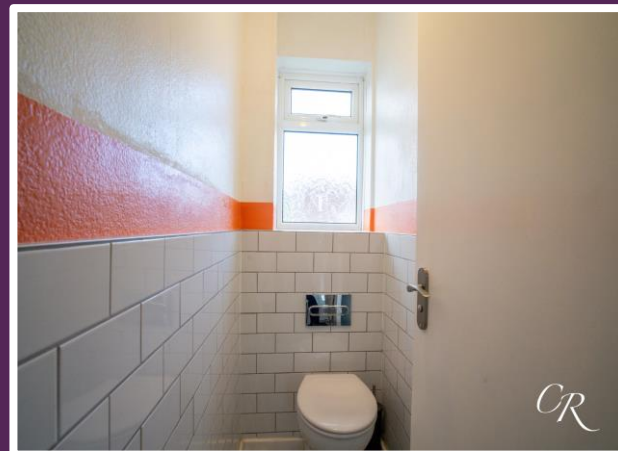
Cheltenham is renowned for its vibrant town centre, rich with shops, restaurants, and cultural events. Conveniently situated for access to the M5 and Cheltenham Spa Station, this property is perfectly positioned for commuters and those who enjoy easy access to local amenities.

A viewing is highly recommended to fully appreciate the space and location this apartment has to offer.

All information regarding the property details, including its position on Leasehold, is to be confirmed between vendor and purchaser solicitors.

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+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 76                      | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                               |                         |           |

