

CR COOK Residential

01242 500 259

www.cookresidential.co.uk



- DUPLEX APARTMENT
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- PRIVATE GARDEN AREA
- VIEWS TOWARDS HOLY APOSTLES CHURCH AND BEYOND
- WALKING DISTANCE TO THE TOWN CENTRE AND LOCAL AMENITIES

Offers in the Region Of £315,000

**London Road
Charlton Kings
GL52 6HJ**

London Road, Charlton Kings, Cheltenham, GL52 6HJ

Cook Residential is excited to present this beautifully presented two-bedroom split-level apartment conveniently located near local amenities. This property features a private garden and offers views of the Church and hills beyond.

Entrance Hallway: Upon entering through a private entrance, stairs lead to the first floor, where a hallway provides a functional study area and gives access to the reception rooms, bathroom and bedroom two.

Sitting Room: The generously spacious and well-lit sitting room, with its grey carpeting, dual aspects, and feature fireplace, provides a sense of freedom and comfort. It also offers ample space for a large entertainment system if desired.

Kitchen / Dining Room: The space features light grey laminate flooring, and a good range of wall and base units with handleless soft close doors and under-cabinet lighting. High-end AEG appliances include a fitted washing machine, dishwasher, double oven with hob and extractor fan over, larder fridge/freezer, wine fridge, under-counter drinks fridge, and an instant hot water tap. Additionally, there is a built-in window seat with garden views and space for a dining table and chairs.

Bedroom Two: Offering views of the front of the property and complemented by a beautiful feature fireplace the room is perfect for creating your own personalised retreat.

Bathroom: Adorned with marble-effect tiled walls and a white suite comprising a basin and a rainhead shower over bath. A separate toilet with a low-level WC is located adjacent to the bathroom.

Second floor: Stairs lead to two generous rooms, one of which is a loft room. This versatile space is ideal for storage and can be potentially converted into a third bedroom with the appropriate permissions, making it a perfect choice for growing families or those in need of extra space.

Main Bedroom: This spacious room offers pleasant views of the church opposite and the rolling hills in the distance. This serene space offers carpeted flooring and a peaceful atmosphere for relaxation.



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Garden: Step into the private garden oasis, complete with two inviting patio areas, a lawn, and an array of mature shrubs and trees that create a tranquil and serene atmosphere.

Tenure: Leasehold

Lease Length: 90 Years Remaining

Service Charges: £600 Per Annum

Service Charge Renewal Period: TBC

Ground Rent: £10 Per Year

Council Tax Band: C

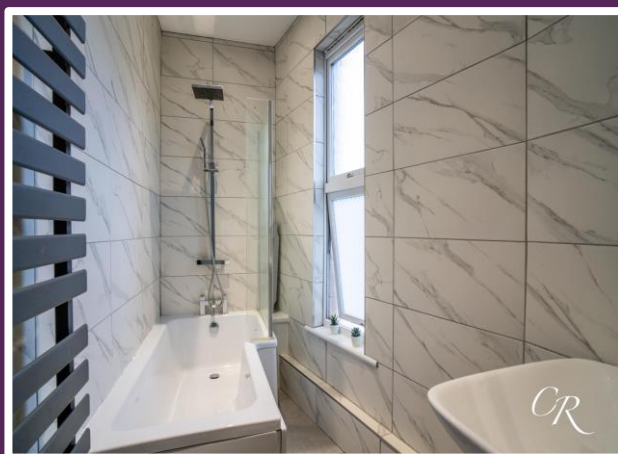
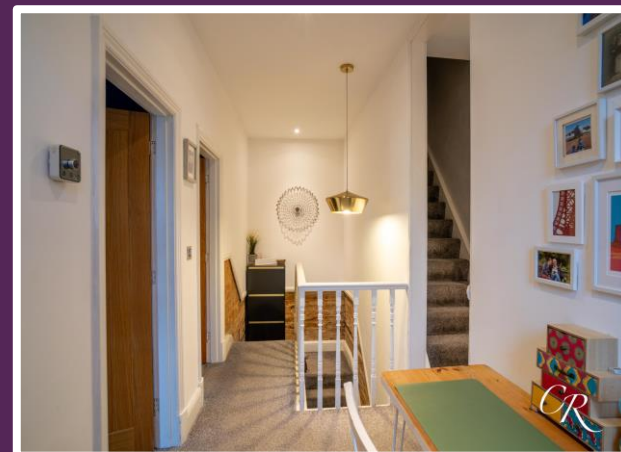
Section 20: The windows have had this for 5 years and yet to be scheduled. Once this does there will be a £5000 cost to the apartment.

Situated just off London Road, the village of Charlton Kings is only half a mile away, offering a variety of shops, cafes, and local bistros. Charlton Kings Village, located east of Cheltenham, is known for its fantastic range of schools, including the renowned Balcarras Academy and St Edward's Senior School, and an excellent variety of accommodations and amenities. Recreational activities in and around Charlton Kings include the popular Lilley Brook Golf Club and nearby country walks. This is also walking distance to the Town Centre.

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

For full clarification on land and building ownership, please consult the agent.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

