

CR
COOK
Residential

01242 500 259
www.cookresidential.co.uk



- NO ONWARD CHAIN
- THREE BEDROOMS
- TOWN CENTRE LOCATION
- BEAUTIFUL COMMUNAL GARDENS
- WONDERFULLY MAINTAINED BUILDING
- GARAGE AND PERMIT PARKING

Guide Price £225,000
Cambray Court
Town Centre
GL50 1JU

Cambray Court, Town Centre, Cheltenham, GL50 1JU

Cook Residential is delighted to present this fantastic three-bedroom apartment, situated on the fourth floor of the iconic Cambray Court, a beautifully maintained Art Deco-style mansion house. Located just moments from Cheltenham's bustling High Street and the elegant Promenade, this spacious apartment offers a perfect blend of classic architecture and modern living, all within easy reach of boutique shops, restaurants, and cafés. With no onward chain, this property is ready for its next owners to move in and enjoy the convenience of town-centre living along with the peaceful surroundings of well-tended communal gardens and the rare benefit of a private garage.

Entrance Hall: Upon entering the apartment, you are welcomed by a generous entrance hall, equipped with a telephone intercom system. The hallway provides access to all rooms and includes multiple storage cupboards, ensuring ample space to store essentials. **Living Room:** Flooded with natural light from the large bay window, the spacious living room is a bright and inviting space, perfect for relaxing or entertaining. The room also features a charming fireplace, adding a touch of warmth and elegance.

Dining Room: Adjacent to the living room, the separate dining room offers an ideal setting for family meals or entertaining guests. Its close proximity to the kitchen allows for easy access during meals or gatherings.

Kitchen: The well-fitted kitchen is equipped with stylish wood wall and base units, complemented by sleek black granite-effect countertops. Integrated appliances include an oven, hob, and extractor fan, with additional space for a washing machine, under-counter fridge, and freezer. A secure rear exit door from the kitchen provides convenient access to communal areas via stairs leading to the ground floor.

Bedrooms: The apartment features two large double bedrooms, both offering fitted wardrobes for ample storage. A third single bedroom, also fitted with a wardrobe, is perfect for use as a guest room, home office, or nursery.

Shower Room and WC: The contemporary shower room is fitted with a spacious double shower cubicle, while a separate WC adds convenience, making it ideal for busy mornings or when hosting guests.

Additional Features: This apartment is double-glazed throughout, ensuring comfort and energy efficiency.



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Communal Gardens: Residents benefit from access to the communal gardens, a peaceful space for outdoor relaxation.

Parking: Parking is available on a first-come, first-served basis, along with permit parking and having the added bonus of a private garage, providing secure parking or additional storage space.

Tenure: Leasehold

Lease Length: 160 Years Remaining

Service Charge: £7,200 Per Annum

Service Charge Renewal Period: To Be Confirmed

Ground Rent: £25 Per Annum

Council Tax Band: D

Agents Note: Please note that the Service Charge includes heating and hot water. This wonderful apartment, offered with no onward chain, is ready to be viewed and appreciated.

Location: Cambray Court is ideally situated near Cheltenham's High Street and Promenade, offering easy access to a wide range of local amenities, including high-end shops, charming cafés, and excellent dining options. Its central location also provides convenient access to transport links, making it a highly desirable choice for town-centre living.

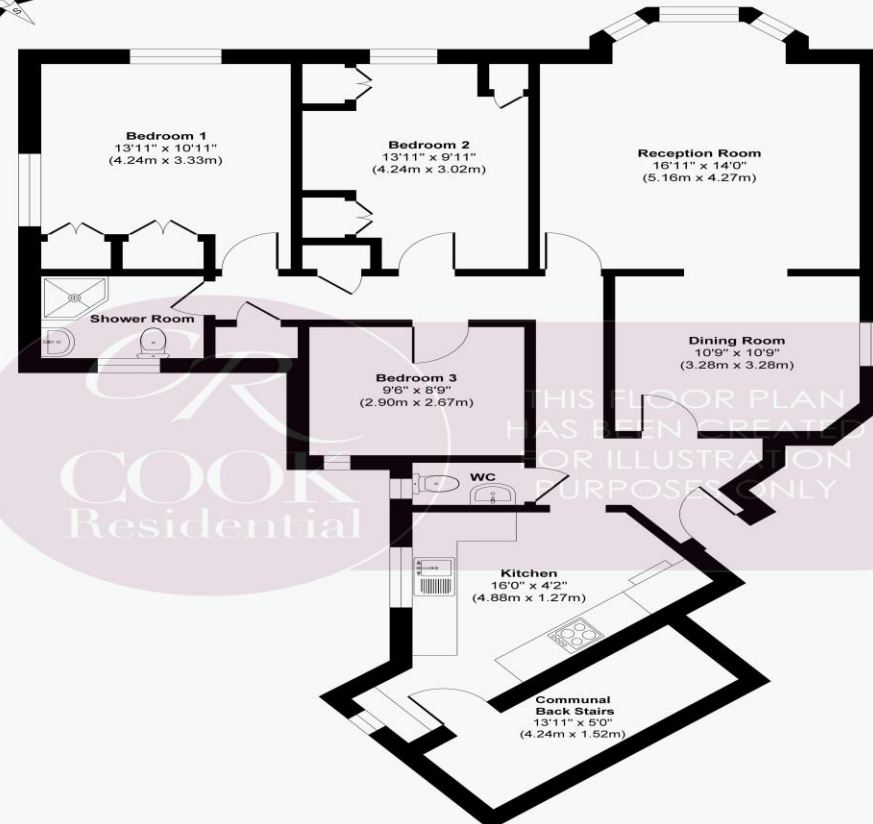
All information regarding the property details, including its position on Leasehold, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

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Ground Floor

Approx. Gross Internal Floor Area 1094 sq. ft / 101.60 sq. m (Excluding Communal Back Stairs)
Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	81
(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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