



Flat 5, 444 High Street, Cheltenham - GL50 3JA
Cheltenham

In Excess of £140,000



CR

Flat 5

444 High Street, Cheltenham

Refurbished 2nd floor apartment in Cheltenham's heart with modern interiors, new uPVC windows, electric heating, communal garden, ideal for first-time buyers/investors. Lounge/dining area, contemporary kitchen, 2 double bedrooms, bath, communal garden, leasehold, 111 yrs left, £850 service charge, £100 ground rent, Band A council tax, limited rear parking, High St location near Churchill Gardens for leisure.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E

- No Onward Chain
- Second Floor Two Bedroom Apartment
- Fully Refurbished Throughout
- Town Centre Location Next To Winston Churchill Gardens
- Communal Gardens
- Limited Unrestricted Parking To The Rear and On Street Permit Parking Available





This recently fully refurbished second-floor apartment offers stylish living in the heart of Cheltenham, with the added advantage of Winston Churchill gardens right on the doorstep. With modern interiors, new uPVC windows throughout, a brand-new electric heating system and the benefit of communal gardens, this two-bedroom property provides a fantastic opportunity for first-time buyers, investors, or those seeking a Town Centre base.

Entrance Hallway: As you enter the property you arrive at a good sized hallway providing access to all rooms as well as providing built in storage space.

Lounge / Dining Room: The bright and airy lounge has been tastefully finished in neutral tones, with space to create both a comfortable seating area and a dining space. A large window draws in natural light, making it a welcoming room for everyday living or entertaining.

Kitchen: The contemporary kitchen is fitted with a range of sleek units and dark work surfaces, complemented by tiled splashbacks. Practical and stylish, it provides space for appliances and a layout designed for ease of use.

Bedroom One: The first of two double bedrooms enjoys a calm and inviting décor, with ample space for furnishings. Built-in shelving adds both character and practicality, making this a restful retreat.

Bedroom Two: The second double bedroom is equally well-proportioned and finished in a soft palette, offering flexibility as a guest room, home office, or personal sanctuary.

Bathroom: The bathroom is fitted with a modern white suite comprising bath with shower over, WC, and wash basin, all finished with tiled surrounds and contemporary fittings.

Communal Gardens: A particular feature of the property is the large communal garden, a rare find in this town centre location. Enclosed by brick walls, it offers an excellent outdoor space for residents to enjoy.

Tenure: Leasehold

Lease Length: 111 years remaining

Service Charge: £850 per annum

Ground Rent: £100 per annum

Council Tax: Band A

Parking: There is limited unrestricted parking to the rear and on-street permit parking is also available.

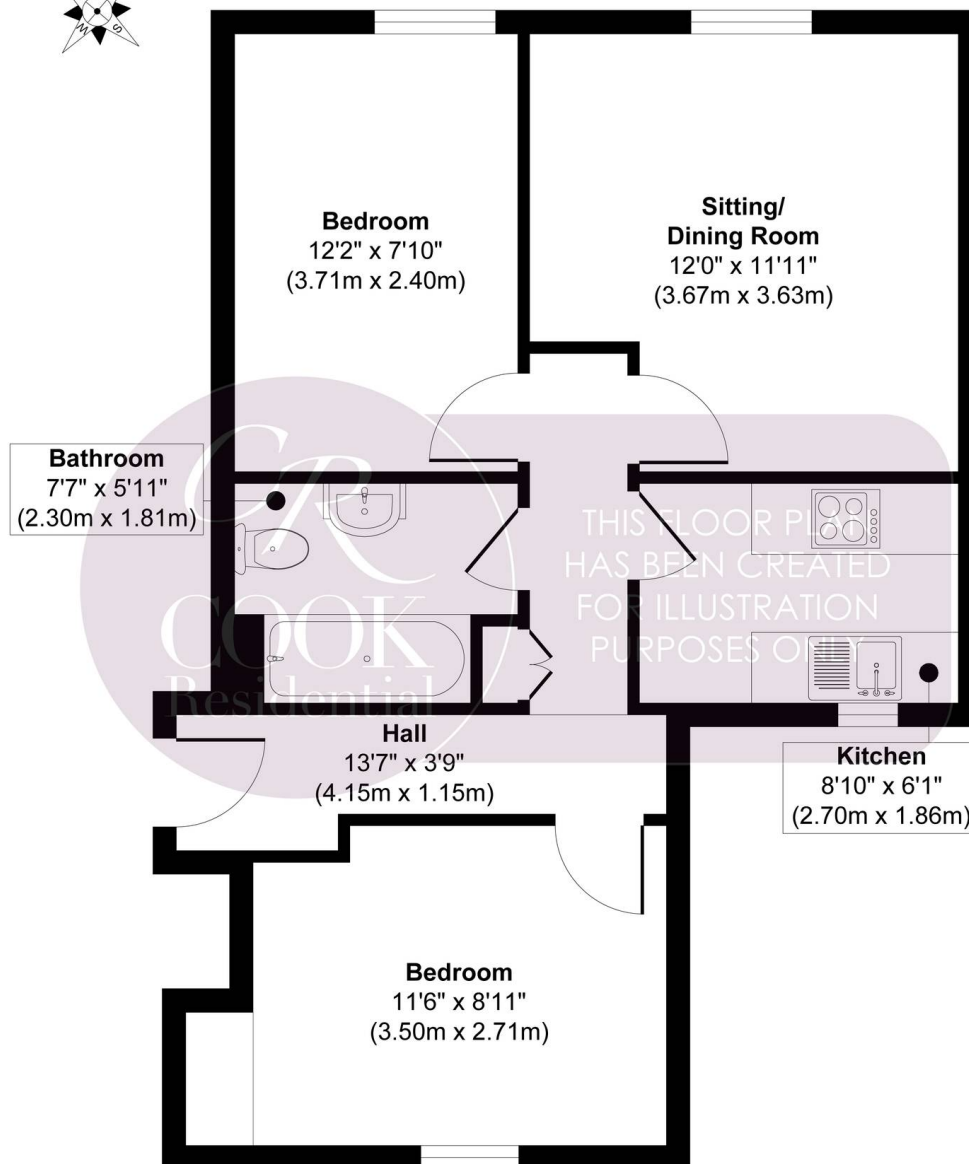
Heating: New electric heating system fitted 2025

Location: The property is ideally positioned on Cheltenham's High Street, with Winston Churchill Gardens just moments away, perfect for outdoor leisure and relaxation. Cheltenham town centre is within a short walk, offering an excellent choice of shops, cafés, restaurants, and cultural attractions, including the Everyman Theatre and the famous festivals. Local bus routes provide easy access around the town, while Cheltenham Spa railway station connects directly to Birmingham, Bristol, and London. For those needing road links, the M5 and A40 are within easy reach, making this a superbly convenient location for both work and lifestyle.

Agents Note: Some photographs used have been digitally staged to demonstrate potential furnishing.

Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently.

EPC Rating: C



Floor Plan

Approx. Gross Internal Floor Area 530 sq. ft / 49.28 sq. m

Produced by Elements Property





Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.