



St. Georges Road, Cheltenham, GL50 3EF

Guide Price £165,000





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A Charming first floor, one bed apartment in a red-brick period building with parking. Central Cheltenham location near amenities, shops, transport. Versatile living space, separate kitchen, bright bedroom, bathroom. Close to shops, parks, and good transport links.

Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

- First Floor Period Apartment
- Central Location
- Generous Bedroom
- Open Plan Reception Room
- Built in Storage Cupboards
- Allocated Off Road Parking





A charming one bedroom apartment set within a handsome red-brick period building in the heart of Cheltenham, offering a perfect blend of character and convenience. Positioned on the first floor, the property benefits from allocated parking and is ideally located for those wishing to enjoy the town centre's many amenities, shops, and transport links.

Inner Hallway: Leading from the sitting/dining room, the hallway provides access to the kitchen, bedroom, and bathroom. This practical link also offers space for storage or coat hanging.

Sitting/Dining Room: The apartment is entered directly into a bright and inviting reception space, with a large sash window drawing in natural light. The room is well proportioned, allowing for both lounge and dining furniture, making it a versatile and sociable area at the heart of the home.

Kitchen: The separate kitchen is fitted with a range of wall and base units, complemented by tiled splashbacks and work surfaces. There is space for appliances, and a window enhances the sense of light and practicality.

Bedroom: A comfortable double room positioned at the rear of the building. With multiple windows creating a light atmosphere, this bedroom offers space for a bed, wardrobes, and additional furnishings.

Bathroom: The bathroom is presented with a fitted suite including bath with shower over, wash hand basin, and WC. A frosted window provides natural light and ventilation.

Additional Details:

- Allocated parking to the front, providing one space per flat
- Tenure: Leasehold with a Share of Freehold
- Lease length: 956 years remaining
- Service charge: £1,500 per annum
- Council Tax Band: A

Location: The apartment enjoys a central Cheltenham position, perfectly placed for easy access to the town's shopping districts, restaurants, and cultural attractions. Sandford Park and the Lido are nearby for leisure, while excellent bus and road links provide connections to surrounding areas including Gloucester and the Cotswolds.

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. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.



First Floor

Approx. Gross Internal Floor Area 480 sq. ft / 44.65 sq. m

Produced by Elements Property





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