



24a Carlton Street, Fairview, GL52 6AQ

Guide Price £375,000



24a Carlton Street

Cheltenham, Cheltenham

Stylish one-bed freehold in Carlton Gate, Cheltenham. Modern interiors, sleek kitchen, luxurious bathroom, courtyard garden. Close to town centre, amenities, and transport links.

Council Tax band: E

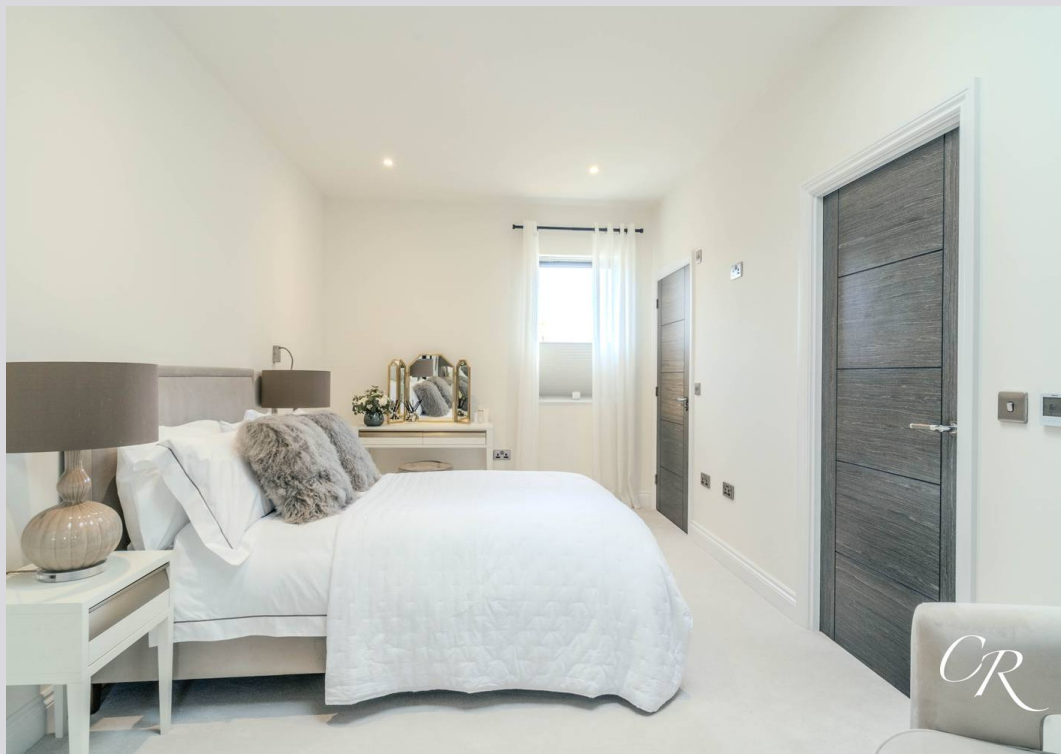
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- One Bedroom Immaculately Presented Home
- New Build Property
- 10 Year NHBC Warranty
- Close To The Town Centre
- Private Garden
- Parking Options Available Including On Street Permit Parking





Welcome to Carlton Gate, an exciting niche development of homes located within close proximity to Cheltenham town centre. This stunning collection offers a selection of one-bedroom homes and three-bedroom townhouses, each finished to an exceptional standard. Every property within the development combines striking contemporary architecture with high-end interiors, sleek designer kitchens, and luxurious bathrooms.

24a Carlton Gate is a stylish and energy-efficient, high specification, one-bedroom freehold home, thoughtfully designed to provide an impressive sense of light and space throughout and benefits from a 10 year NHBC Warranty.

Entrance Hall: A welcoming entrance hall sets the tone for this modern home, featuring contemporary flooring and access to the ground-floor cloakroom, kitchen/dining area, and living room.

Cloakroom: Beautifully finished with half-panelled wall detailing, a modern vanity unit with basin, WC, and chrome heated towel rail, offering both practicality and style.

Kitchen / Dining Room: A striking open-plan kitchen and dining space fitted with sleek handleless cabinetry, Quartz-style work surfaces, and integrated appliances including oven, hob, extractor, fridge/freezer, and dishwasher. The neutral décor and wood-effect flooring create a bright, clean aesthetic, complemented by windows to two sides allowing natural light to flow through. There is ample space for a dining table, making this an ideal area for entertaining.

Living Room: Double doors open into a wonderfully light living space enhanced by a large skylight and full-height glazed doors leading out to the enclosed courtyard garden. The room features smooth white walls, recessed spotlights, and a calming ambience that blends comfort with sophistication.

Landing: Stairs rise to the first floor, leading to a bright landing area with glass balustrade and window to the side aspect.

Bedroom: The spacious double bedroom continues the home's luxurious theme with soft neutral décor, fitted mirrored wardrobes, and a large skylight flooding the room with light. A door leads to the en-suite shower room.

En-suite Shower Room: Finished to an excellent specification with a contemporary walk-in shower, wall-mounted vanity basin, WC, and contrasting wall tiles that create a modern boutique feel.

Garden: To the rear is a beautifully enclosed low-maintenance garden, landscaped with a paved patio and decorative gravel, ideal for outdoor dining or relaxing in a private setting.

Additional Details: Solar Panels, NHBC Warranty, Electric Vehicle Charging Point, Underfloor Heating

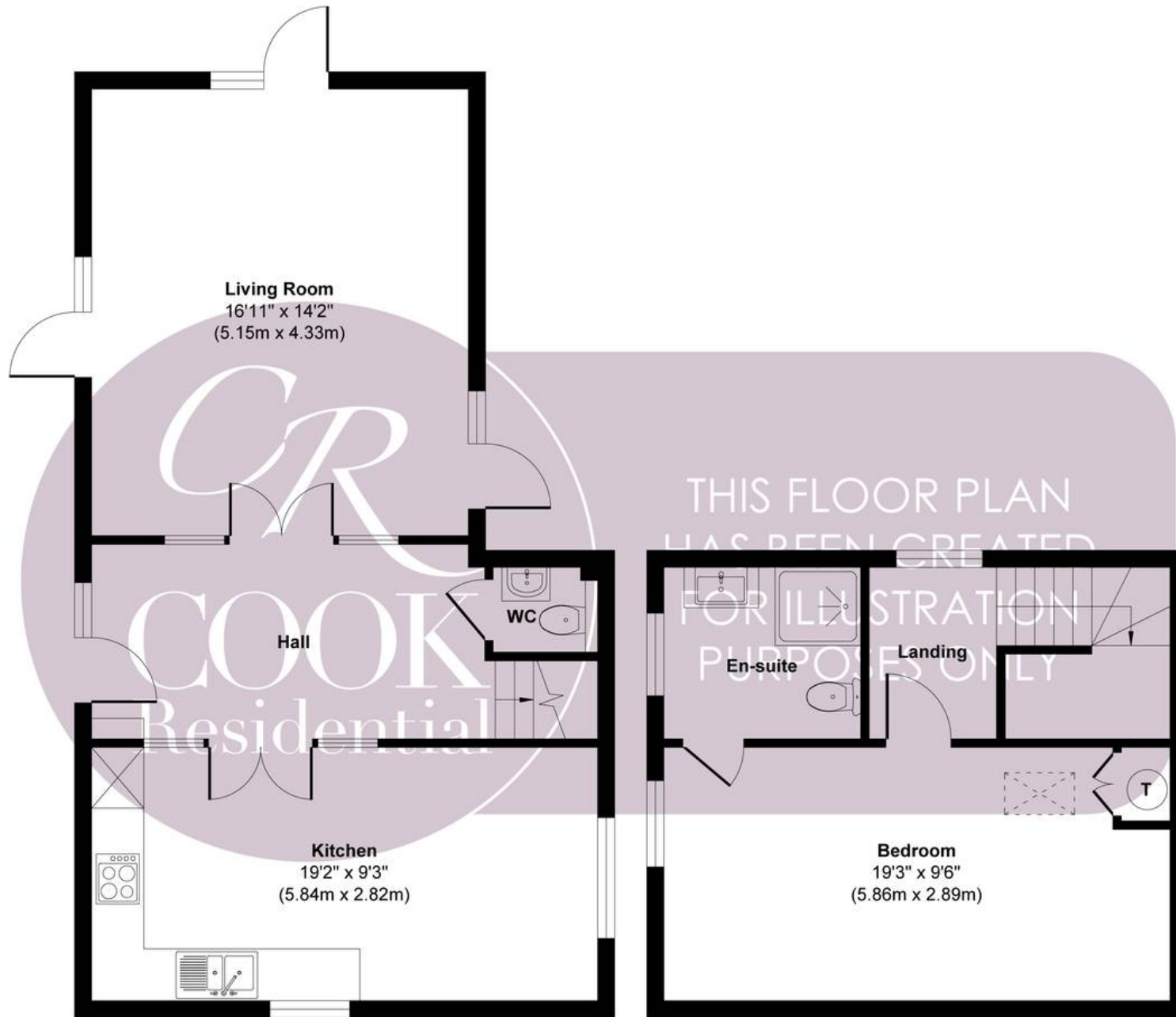
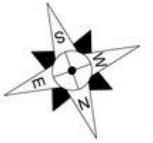
Tenure: Freehold

Council Tax Band: E

Estate Charge: £350 per Annum

Location: Carlton Street is perfectly positioned to enjoy all the amenities Cheltenham has to offer, being just 800 metres from the pedestrianised High Street and 700 metres from Sandford Park and Lido. Cheltenham is renowned for its fine Regency architecture, national hunt racing, quality shopping, and excellent state and private schools. There are numerous sporting and leisure facilities in the area including gyms, leisure centres, tennis, squash, and golf clubs, as well as easy access to the M5 motorway at Junctions 10 and 11. Cheltenham Spa station provides regular train services to London and other major cities.

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.



Ground Floor
Approximate Floor Area
582 sq. ft
(54.15 sq. m)

First Floor
Approximate Floor Area
318 sq. ft
(29.55 sq. m)

Approx. Gross Internal Floor Area 900 sq. ft / 83.70 sq. m

Produced by Elements Property





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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.