



St. James North, St. James Square, GL50 3PY

Guide Price £200,000



St. James North Town Centre, GL50 3PY

Stylish 3rd-floor apartment with open-plan layout, balcony, under-croft parking, and lovely Cheltenham views. Minutes from town centre, no chain. Hallway, dual-aspect kitchen/living/dining, bedroom, modern bathroom, private balcony. Leasehold. Service Charge £1,404 pa, Ground Rent £134 pa, Council Tax B. In St. James Square, close to amenities and transport links. Measurements and details for guidance only.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- No Onward Chain
- Third Floor Modern Apartment
- Open Plan Living Space
- Bedroom With Built In Wardrobes
- Private Balcony
- Secure Under Croft Parking





A beautifully presented third-floor apartment with a spacious open-plan layout, generous balcony, under croft parking, and an attractive outlook over Cheltenham. Located moments from the town centre, this contemporary home offers stylish living in a well-maintained development. The property further benefits from being brought to market with No Onward Chain.

Hallway: A welcoming entrance hall with space for coats and shoes, access to the principal rooms, and a large storage cupboard housing the hot water cylinder.

Kitchen / Sitting / Dining Room: A superb open-plan space filled with natural light from dual-aspect windows and sliding doors to the balcony. The kitchen area is fitted with shaker-style units, wooden worktops, a Belfast sink, integrated fridge freezer, oven, hob and extractor, plus space for additional appliances. The generous sitting and dining areas offer plenty of space for relaxation and entertaining, with views towards mature trees and the surrounding area.

Bedroom: A well-proportioned double bedroom featuring built-in wardrobes and a large picture window offering an attractive outlook.

Bathroom: A modern bathroom comprising a panelled bath with shower over and glass screen, tiled walls, WC and wash hand basin.

Balcony: A lovely private balcony accessed from the sitting area, providing space for seating and offering elevated views over Cheltenham and beyond.

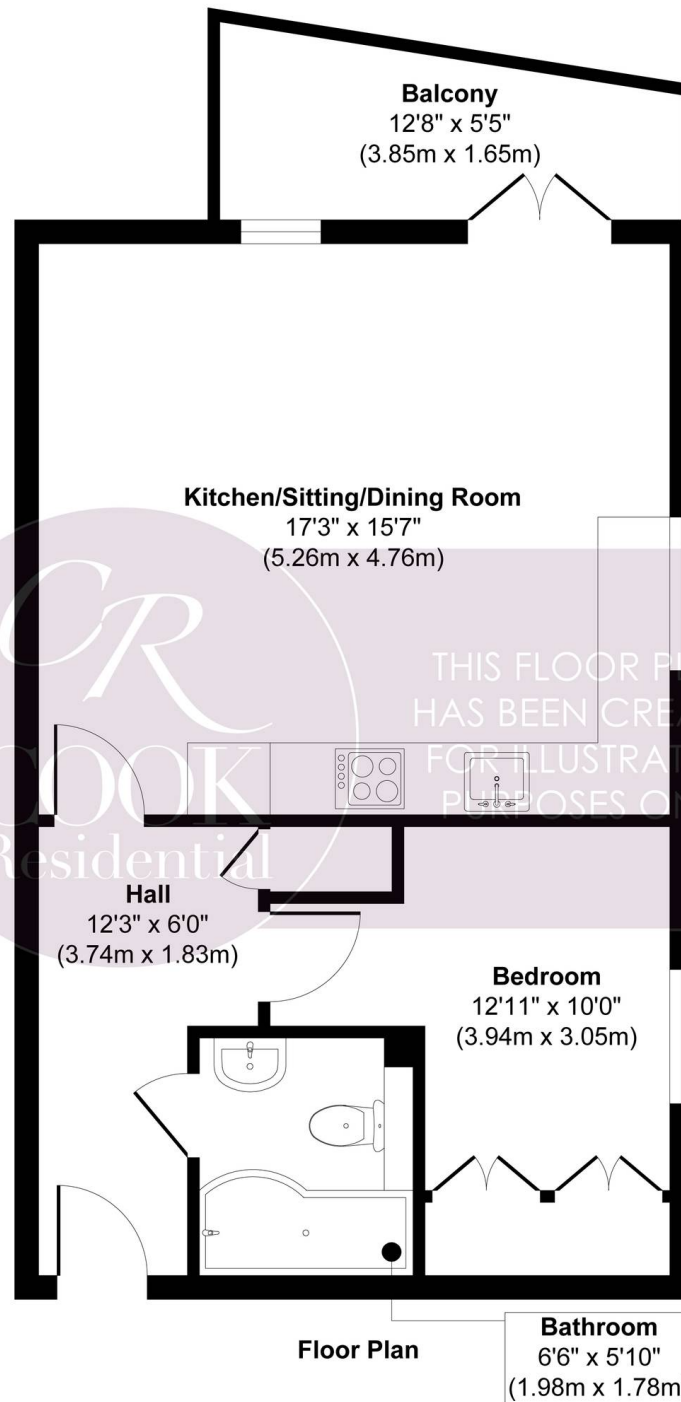
Parking: The property benefits from a secure under croft parking space.

Additional Details:

- **Tenure:** Leasehold
- **Service Charge:** £1,404 per annum
- **Ground Rent:** £134 per annum
- **Council Tax:** B

Location: Situated in St. James Square, the apartment enjoys excellent access to Cheltenham town centre, with shops, cafés, restaurants, parks and cultural venues all within easy walking distance. Cheltenham Spa Station, the Promenade, and major transport links are also close by.

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.



Approx. Gross Internal Floor Area 486 sq. ft / 45.23 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.