

CR COOK Residential

01242 500 259

www.cookresidential.co.uk



- CENTRAL TOWN CENTRE LOCATION
- STUNNING ONE BEDROOM APARTMENT
- NEWLY REFURBISHED
- COMMUNAL GARDEN
- ALLOCATED PARKING SPACE
- SHARE OF FREEHOLD

Guide Price £230,000

Roselawn

Belmont Road

Cheltenham Town Centre

GL52 2NJ

Roselawn, Belmont Road, Cheltenham Town Centre

Cook Residential is delighted to present this beautiful one-bedroom first-floor apartment, located in the heart of Cheltenham's vibrant town centre, within a Grade II Listed Building. Set within an elegant Regency building, this property offers a blend of classic charm and modern comfort, making it an ideal opportunity for first-time buyers, professionals, or investors. With allocated parking, a share of the freehold, and a stylish interior, and underfloor heating throughout this apartment is offered in turn-key condition, ready for its next owner to move in and enjoy.

Entrance Hall: Upon entering the property, you are welcomed into a stunning entrance hall featuring LED lighting and newly installed laminate vinyl tiling that runs throughout the hallway and kitchen, setting the tone for the modern and elegant interior.

Kitchen: The newly installed kitchen is a standout feature, boasting sleek black compact wall and base units with a practical breakfast bar. It is equipped with a built-in Samsung induction hob, extractor fan, built-in electric oven, and a Bosch dishwasher. The kitchen also includes a modern boiling water tap, offering convenience and style.

Living/Dining Room: The spacious living and dining area is beautifully finished with restored sash windows that allow natural light to flood the room. The room is large enough to accommodate a dining table, and the continuation of laminate vinyl flooring and spotlight lighting creates a cohesive and inviting atmosphere. **Bedroom:** The generously sized bedroom features newly restored sash windows, carpeted flooring, and built-in wardrobes. There is also ample space for a desk or study area, making it versatile and adaptable to your needs.

Bathroom: Completing this impressive apartment is the modern bathroom, which features Mandarin stone tiles, a walk-in rainfall shower, WC, and sink. The bathroom also includes a backlit mirror, plenty of storage space, and room for a washing machine, ensuring that every detail has been considered for comfort and practicality.

Communal Areas: Outside, the property benefits from a communal garden area to the side of the building, perfect for enjoying some outdoor space. The property also offers allocated parking for one vehicle at the front, a valuable feature in such a central location.

Additional Benefits: This property comes with a long lease and a share of the freehold.



Passionate About Property...

An early viewing is highly recommended to appreciate the quality and convenience of this beautifully presented flat.

Tenure: Share of Freehold

Lease Length: 960 Years Remaining

Ground Rent: £0

Service Charge: £1440 Per Annum

Service Charge Review Period: Annually

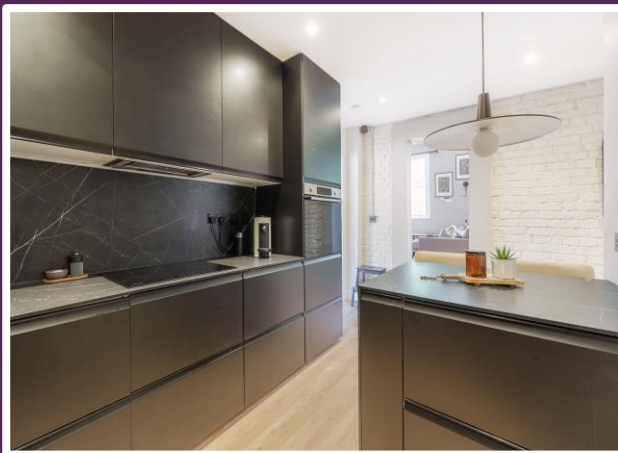
Council Tax Band: B

An internal viewing is highly advised to fully appreciate the style and space on offer. Located in the heart of Cheltenham, this flat is perfectly positioned to enjoy all the town has to offer. Cheltenham is renowned for its Regency architecture, cultural festivals, and excellent shopping and dining options. The town also boasts a range of highly regarded schools and easy access to the A40 and M5 motorway, making it a popular choice for residents and visitors alike.

All information regarding the property details, including position on Share of Freehold, is to be confirmed between vendor and purchaser solicitors.

All measurements are approximate and for guidance purposes only.

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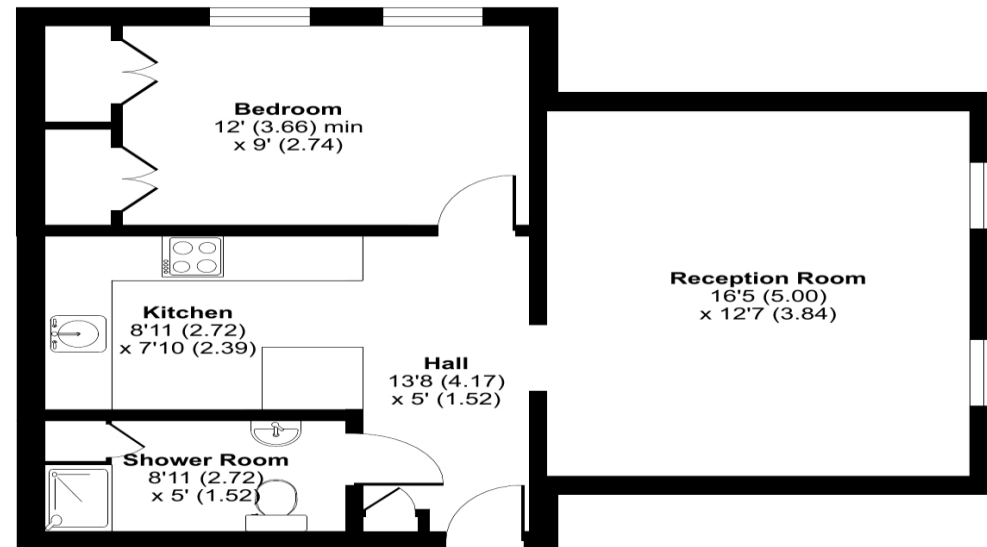
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Belmont Road, GL52

Approximate Area = 548 sq ft / 50.9 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cook Residential. REF: 1178793