



Sydenham Road North, Cheltenham, GL52
£190,000

**ADAM
HALLIWELL**
property

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Property Type: Flat

Bedrooms: 2

Bathrooms: 1

Receptions: 1

A neutrally decorated two-bedroom lower ground floor flat in an 1860 character building in a sought-after Cheltenham location, featuring open-plan living with a modern kitchen, allocated parking, refitted shower room, private shared entrance with just one other flat, and offered vacant with no onward chain, ideal for first-time buyers or investors.

- Character 1860 period building
- Leasehold with share of freehold
- Managed by Cambray Property Management
- Two bedrooms
- Lower ground floor
- Allocated off-street parking included
- Contemporary kitchen/living space with fitted appliances
- Approx 12-minute walk to town (0.5 mile)
- Ideal for first-time buyers investors
- No onward chain



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This neutrally decorated two-bedroom flat is offered for sale and occupies a lower ground floor position within an 1860-built character building in a sought-after area of Cheltenham. With access shared between just two flats, the property provides a more private and contained entrance environment, complemented by allocated parking included within the lease.

The flat features an open-plan reception room arranged as one continuous space with the kitchen. The kitchen area offers contemporary units, fitted appliances and a layout that opens directly into the living space, creating a practical day-to-day living and dining arrangement. The main bedroom is a double with built-in wardrobes, providing integrated storage. The second bedroom is a single room, well suited as a guest (futon) bedroom or home office. The bathroom has been smartly refitted with a shower. The property has an EPC rating of C and falls within Council Tax Band A. It is offered with no onward chain and is currently vacant, which may appeal to both first-time buyers and investors.

Sydenham Road North is well placed for access to Cheltenham town centre. The bustling high street is approximately a 12-minute walk (around 0.5 miles), offering a wide range of shops, restaurants, cafés and everyday services. Just a 5-minute stroll away is La Boulangerie Artisan, well regarded locally for its pastries and coffee. The area around GL52 provides access to local parks and green spaces, as well as established walking and cycling routes, making it suitable for those who enjoy spending time outdoors.

Cheltenham Spa railway station offers services to Birmingham, Bristol and London. From the property, the station can be reached by a short drive or cycle, with typical journey times of around 35–40 minutes to Bristol Temple Meads, about 40–50 minutes to Birmingham New Street and approximately 2 hours to London Paddington, depending on service chosen. Local bus routes from the surrounding roads provide additional connections across Cheltenham and towards nearby districts, supporting day-to-day commuting and access to regional amenities.





Bedrooms: | **Bathrooms:** | **Receptions:**
2 | 1 | 1

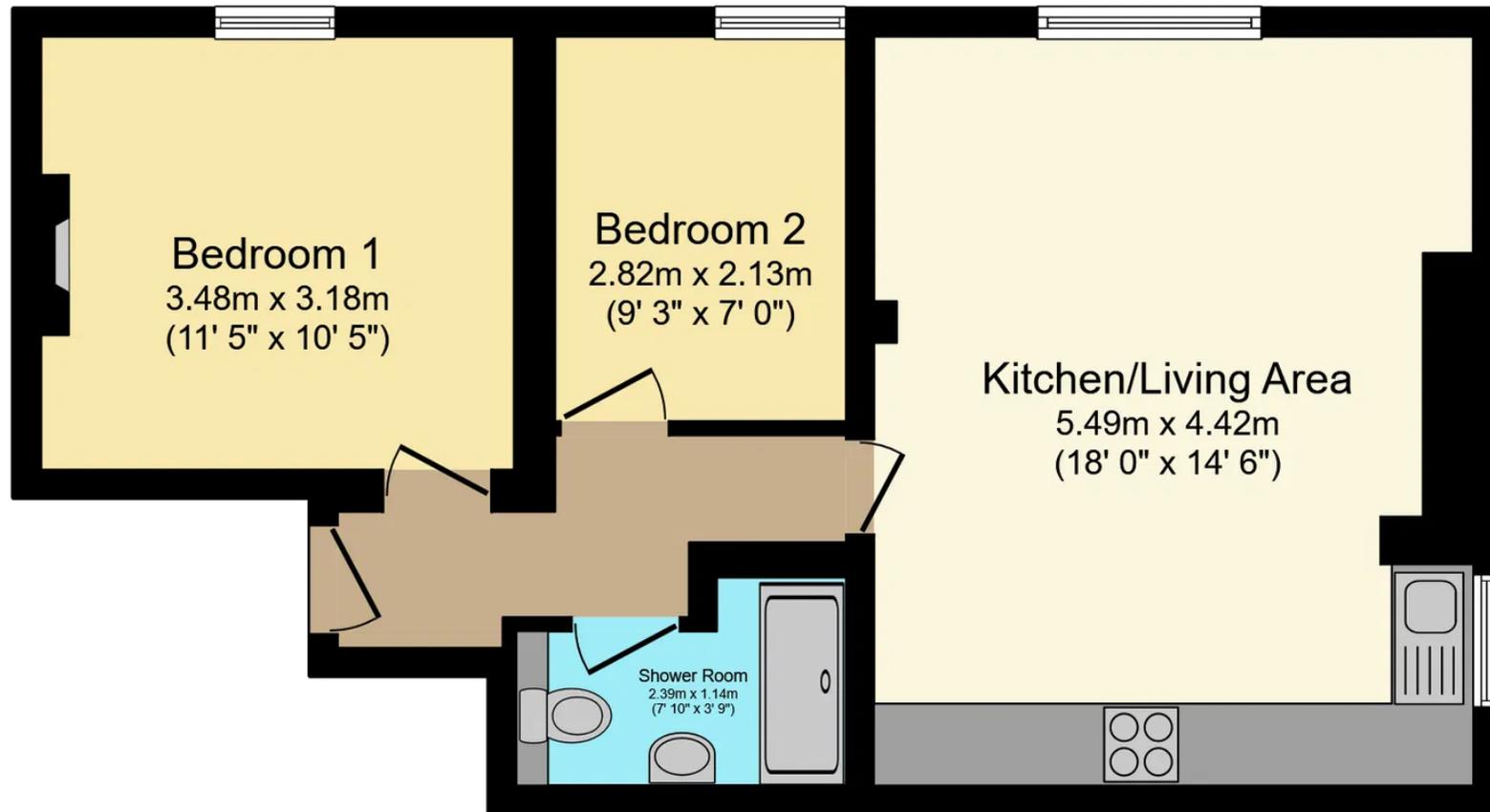
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Lower Ground Floor
 Floor area 51.5 sq.m. (555 sq.ft.)

Total floor area: 51.5 sq.m. (555 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Adam Halliwell Property
 t: 01242 906586
 e: adam.halliwell@exp.uk.com
 w: www.adamhalliwell.exp.uk.com

Flat 2, 16

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