



Belworth Court, Cheltenham, GL51 6HQ

Guide Price £200,000

CR



Belworth Court

Cheltenham, GL51 6HQ

A well-presented two-bedroom second floor apartment enjoying elevated views across Cheltenham from its private balcony. Offering bright and generously proportioned accommodation throughout, this attractive home benefits from a modern refitted kitchen, a contemporary shower room with underfloor heating, a long lease and well-maintained communal grounds. Ideally suited to first-time buyers, investors or those looking to downsize, the apartment enjoys an excellent position within easy reach of Cheltenham town centre and its many amenities.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- On-Road Parking To The Front Of The Property
- Two Bedroom Second Floor Apartment
- Private Balcony With Far-Reaching Views
- Spacious Sitting/Dining Room
- Modern Refitted Kitchen And Shower Room
- Long Lease With Low Ground Rent





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Entrance Hall: Accessed via a well-maintained communal entrance, the apartment opens into a spacious and welcoming hallway featuring attractive engineered oak flooring and doors leading to all principal rooms.

Sitting/Dining Room: A generously proportioned reception room offering ample space for both seating and dining furniture. Large French doors flood the room with natural light and open directly onto the private balcony, creating an excellent entertaining space while enjoying elevated views across Cheltenham and the surrounding hills.

Balcony: A private balcony providing space for a bistro table and chairs, perfectly positioned to enjoy the far-reaching outlook across neighbouring rooftops and towards Cheltenham's surrounding hills.

Kitchen: A stylish refitted kitchen fitted with a range of contemporary wall and base units complemented by contrasting work surfaces and metro tiled splashbacks. The kitchen enjoys pleasant elevated views and provides space for freestanding appliances, with plumbing for both a washing machine and dishwasher.

Bedroom One: A spacious double bedroom overlooking the rear aspect, offering excellent proportions for bedroom furniture and benefiting from two bespoke built-in storage cupboards, while also enjoying attractive open views towards the hills beyond.

Bedroom Two: A comfortable second bedroom overlooking the rear aspect, ideal as a guest bedroom, nursery or home office.

Shower Room: A contemporary shower room fitted with a large walk-in shower enclosure, wash hand basin with vanity storage, low-level WC, heated towel rail, underfloor heating, and contemporary tiled walls and flooring.

Additional Details:

Tenure: Leasehold

Lease Length: Approximately 942 years remaining

Ground Rent: £10 per annum

Service Charge: Approximately £1,872 per annum

Council Tax Band: B (Cheltenham Borough Council)

Parking: On-road parking is available to the front of the property.

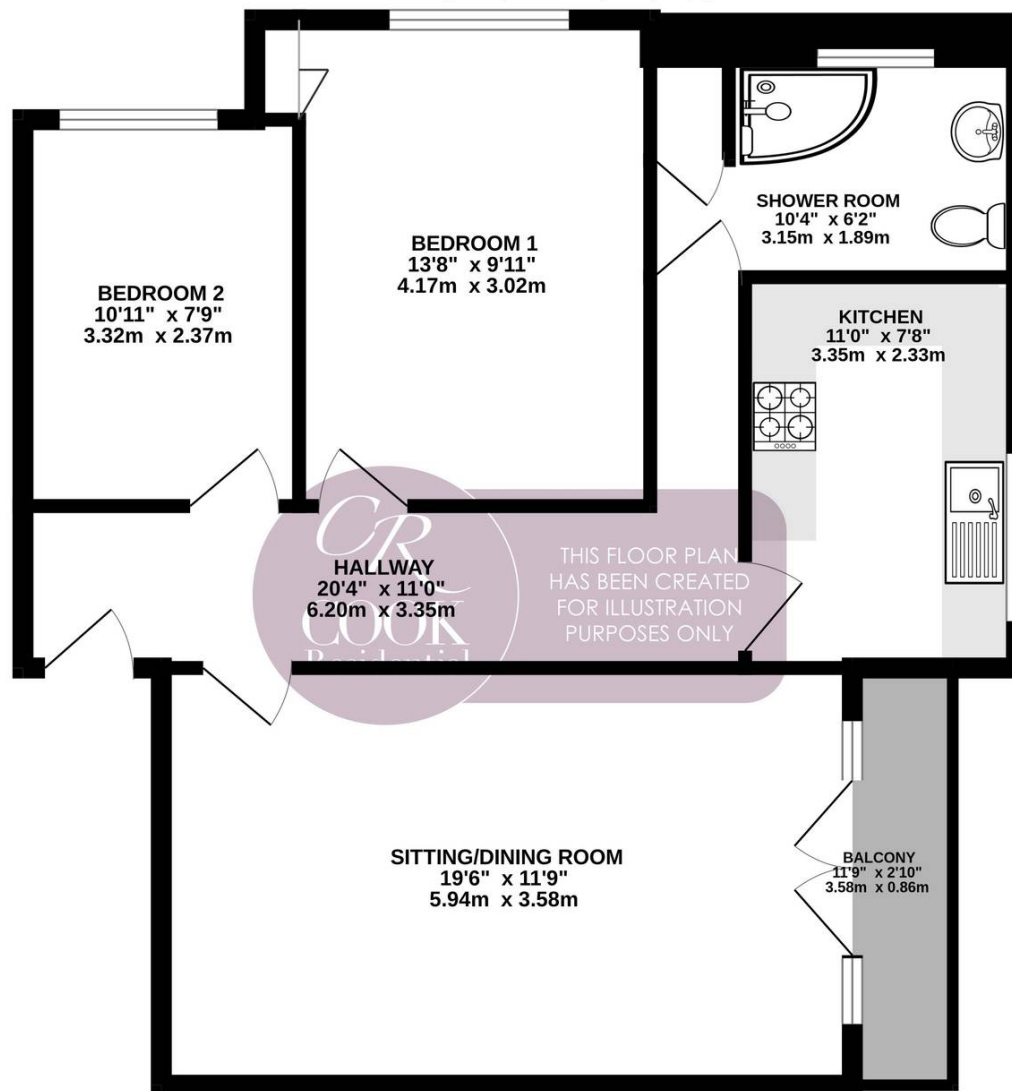
Location: Belworth Court is conveniently situated within easy reach of Cheltenham town centre, offering an excellent selection of shops, cafés, restaurants and leisure facilities. Pittville Park, the historic Pump Rooms and nearby green spaces are all within easy reach, while excellent transport links provide convenient access to Cheltenham Spa railway station, the M5 motorway and the surrounding Cotswold countryside.

Disclaimer: 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 is to be verified by the purchaser's solicitor. All measurements and details provided are for guidance only.



SECOND FLOOR

710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (66.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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