

Imperial Lane, Town Centre, GL50 1PR

Guide Price £220,000







Imperial Lane

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Tenure: Leasehold

Annual Service Charge: £3139.20

Annual Service Charge Review Period: TBC

Annual Ground Rent: £200

Council Tax Band: C

- Brought To The Market With No Onward Chain
- Spacious Third Floor Apartment With Lift & Stair Access
- Generous Open-Plan Sitting/Dining Room Filled With Natural Light
- Two Well-Proportioned Double Bedrooms
- Principal Bedroom With Private Ensuite Shower Room
- Allocated Secure Off-Road Parking In A Prime Town Centre Setting









A well-proportioned and contemporary two-bedroom third-floor apartment, ideally positioned within the heart of Cheltenham town centre. Offering generous living space, modern interiors, and the benefit of allocated parking, this property presents an excellent opportunity for professionals, investors, or those seeking a convenient lock-up-and-leave home. Offered to the market with no onward chain.
The apartment is accessed via a well-maintained communal entrance, with both lift and staircase rising to the third floor.

Entrance Hall: A spacious and welcoming entrance hall provides access to all rooms within the apartment. The area offers a practical layout with built-in storage and additional wardrobe space, creating a functional and organised first impression.

Sitting/Dining Room: A bright and generously sized open-plan living space forming the heart of the home. Large box bay windows allow for an abundance of natural light, while the room comfortably accommodates both seating and dining areas. The layout offers excellent flexibility, making it ideal for both relaxing and entertaining.

Kitchen: Positioned just off the living space, the kitchen is fitted with a range of wall and base units, complemented by ample worktop space and under counter lighting. There are integrated appliances to include oven and hob with extractor over, tall fridge freezer, washing machine and a dishwasher creating a practical and well-designed cooking area.

Bedroom One: A well-proportioned double bedroom featuring built-in wardrobe space and a pleasant outlook. This room benefits from the added convenience of a private ensuite shower room.

Ensuite: Comprising a shower enclosure, wash hand basin, and WC, finished in a neutral style.

Bedroom Two: A further generous double bedroom, ideal as a guest room, home office, or additional bedroom, with space for freestanding furniture.

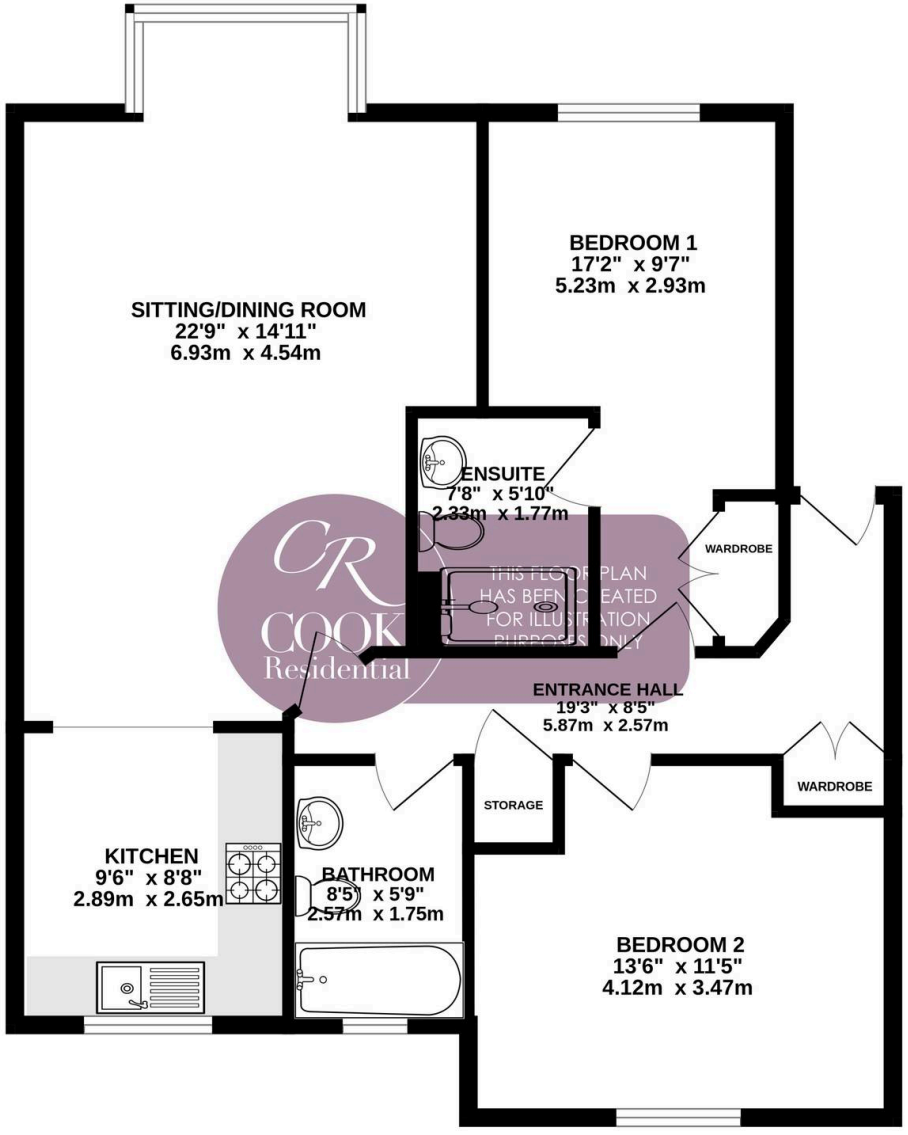
Bathroom: A well-appointed main bathroom featuring a panelled bath with shower over, wash hand basin, and WC, presented in a clean and neutral finish.

Parking: The apartment benefits from one allocated under croft parking space

Location: Situated in the highly desirable Cheltenham Town Centre, Imperial Gate offers immediate access to a wide range of amenities including shops, restaurants, cafes, and leisure facilities. Cheltenham is renowned for its Regency architecture, cultural festivals, and excellent transport links, including rail services to major cities and easy access to the M5 motorway.

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THIRD FLOOR
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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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Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street - GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

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