



Flat 3, Ellenborough House Clarence Road
Cheltenham

Guide Price £350,000





Flat 3, Ellenborough House

Clarence Road, Cheltenham, GL52 2BB

Council Tax band: C

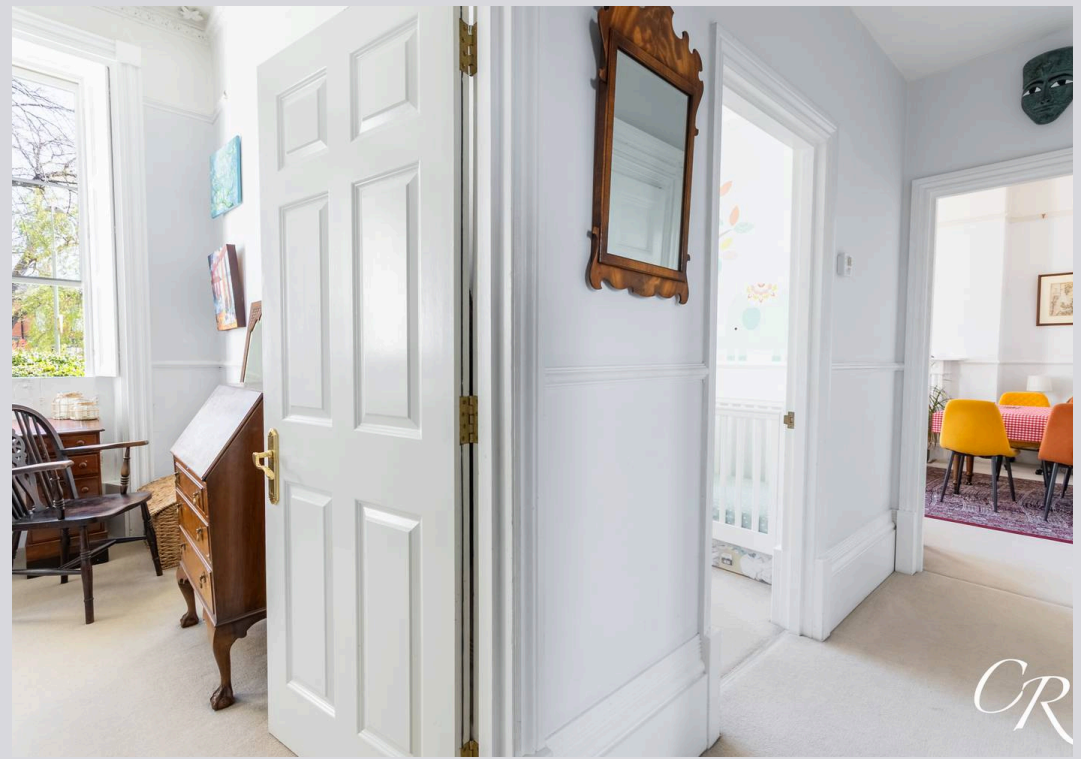
Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

This ground floor apartment forms part of an elegant and substantial period building, beautifully positioned in a highly sought-after location close to Pittville Park. Offering generous proportions, high ceilings and an abundance of natural light throughout, the property combines classic character features with comfortable, well-balanced living space, all set within attractive communal grounds and with the benefit of off-road parking. This property is also offered to the market with No Onward Chain.



- No Onward Chain
- Share of Freehold
- Ground Floor Period Apartment
- Spacious Sitting/Dining Room With High Ceilings
- Communal Gardens & Private Courtyard Area
- Two Off-Road Parking Spaces



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Entrance Hall: A welcoming and spacious entrance hall providing access to all principal rooms, enhanced by high ceilings and a light, creating an immediate sense of space and period charm. Including a built in storage cupboard, providing substantial additional storage space for solely the use of Flat 3.

Sitting/Dining Room: An impressive reception room, flooded with natural light from large sash windows and featuring high ceilings and decorative detailing. This spacious room offers ample space for both living and dining areas, making it ideal for both relaxing and entertaining.

Kitchen/Dining Room: A well-proportioned and sociable space fitted with a range of wall and base units with worktops over, offering good storage and preparation space. There is room for a dining table, making this a practical and inviting area for everyday living.

Bedroom One: A large principal bedroom with high ceilings and large sash windows allowing for excellent natural light. The room offers ample space for bedroom furniture and enjoys a pleasant outlook, creating a calm and comfortable retreat.

Bedroom Two: A versatile second bedroom, ideal as a guest room, nursery or home office, again benefitting from high ceilings and natural light.

Bathroom: A spacious bathroom fitted with a bath, separate shower, wash hand basin and WC, finished in a neutral style.

Outside: The property benefits from access to well-maintained communal gardens, providing a pleasant outdoor space to enjoy. In addition, there is a courtyard area, ideal for outdoor seating, along with the rare advantage of two off-road parking spaces located to the side of the building.

Additional Information: We have been informed by the vendor that pets are permitted within the lease.

Tenure: Leasehold with a Share of Freehold

Lease Length: Approximately 990 years remaining.

Service Charge: £3,024 per annum and includes building insurance.

Council Tax Band: C

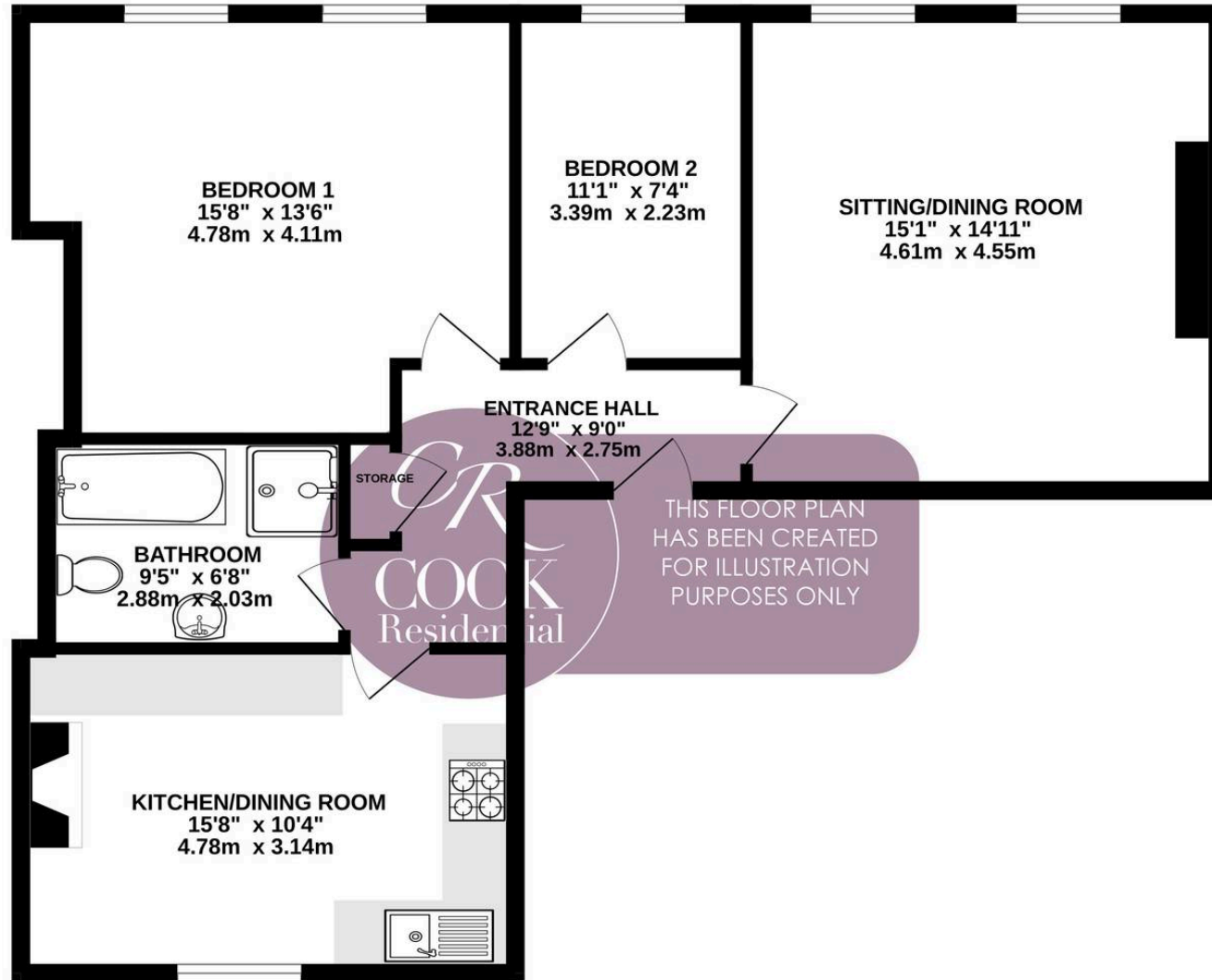
Location: Situated close to Pittville Park and the iconic Pump Rooms, this property enjoys one of Cheltenham's most desirable locations. The town centre is within easy reach, offering a wide range of shops, restaurants and amenities, while excellent transport links and green open spaces are all nearby, providing the perfect balance of convenience and lifestyle.

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.



GROUND FLOOR

784 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA: 784 sq.ft. (72.8 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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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.