



St. Georges Terrace, Town Centre, GL50 3PT

Guide Price £140,000





## St. Georges Terrace

Town Centre, GL50 3PT

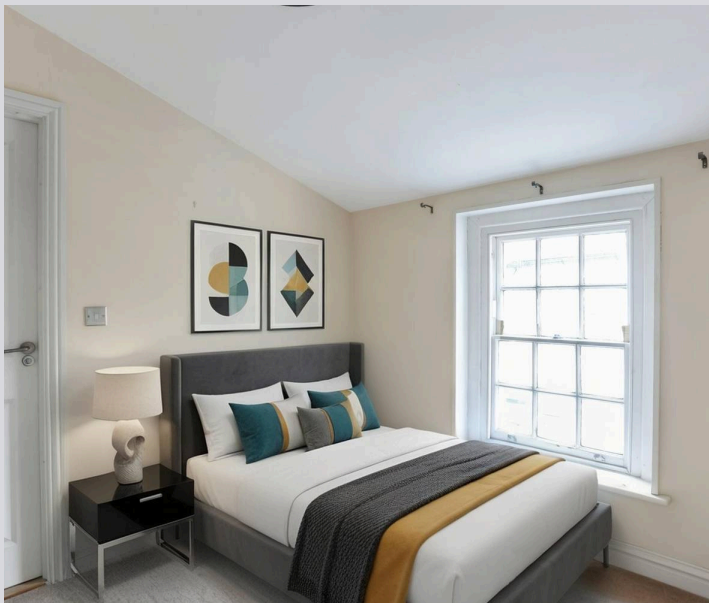
A well-presented one-bedroom top floor apartment offering bright, open plan living, ideally suited to a first-time buyer or investor seeking a centrally located home in the heart of Cheltenham.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

- Offered To The Market With No Onward Chain (Subject To Vacant Possession)
- One Bedroom Apartment
- Situated Within The Town Centre
- Positioned On The Top Floor
- Open Plan Living Area
- Shower Room



A well-presented one-bedroom top floor apartment offering bright, open plan living, ideally suited to a first-time buyer or investor seeking a centrally located home in the heart of Cheltenham.

**Entrance:** The apartment is accessed via a communal entrance shared with just one other property, leading into a welcoming hallway enhanced by a glass roof, allowing an abundance of natural light to pour in. Stairs rise to the inner hallway, where doors lead to the principal accommodation.

**Kitchen / Living Room:** The open plan kitchen / living / dining room is positioned to the front of the property, enjoying a pleasant outlook and a generous sense of space. The room is thoughtfully arranged with a defined living and dining area laid to carpet, complemented by wood-effect flooring within the kitchen space. The kitchen itself is fitted with a range of wall and base units with worktops over and an inset stainless steel sink. Integrated appliances include a hob with extractor hood over, oven, fridge freezer, and washing machine, offering a practical and functional cooking space.

**Bedroom:** The bedroom is a comfortable double, also positioned to the front, featuring carpeted flooring, a fitted blind to the sash window, and space for freestanding furniture and storage.

**Shower Room:** The shower room can be accessed both from the bedroom and the hallway, providing added convenience. It is fitted with a white suite comprising a walk-in shower, wash hand basin, and low-level WC, finished with wood-effect flooring.

Further benefits include electric heating and the advantage of No Onward Chain.

Tenure: Leasehold

Lease Length: 106 Years Remaining

**Ground Rent:** £87.50 Per Sixth Months

**Service Charge:** £2000 Per Annum

**Service Charge Review Period:** Annual

**Council Tax Band:** A

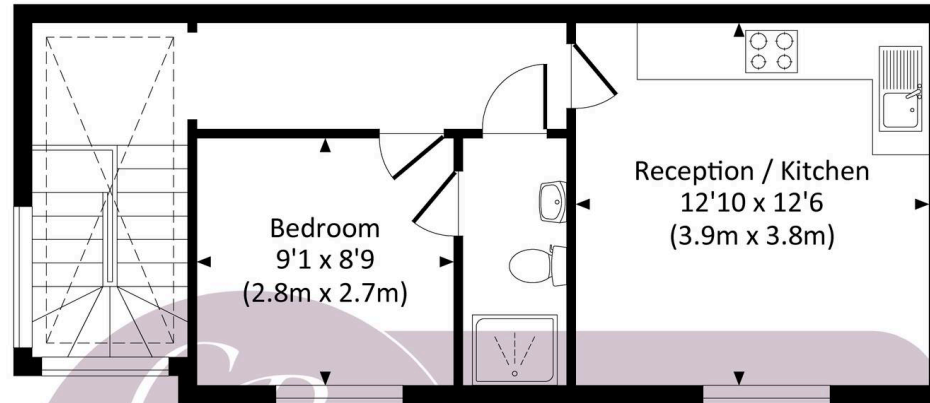
**Location:** Cheltenham is a highly regarded Regency town, renowned for its cultural festivals including Literature, Music, Science, and Jazz, as well as the world-famous National Hunt Racing Festival and Gold Cup. The town also benefits from an excellent selection of both state and independent schools. The town centre offers an extensive range of shops, restaurants, bars, and galleries, creating a vibrant and desirable place to live.

**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.



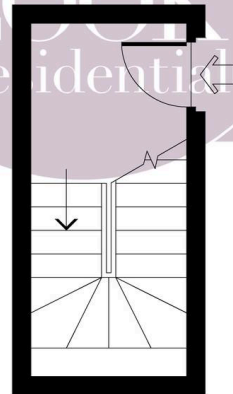
# ST. GEORGES TERRACE

Approx. gross internal area  
471 Sq Ft. / 43.8 Sq M.



SECOND FLOOR

THIS FLOOR PLAN  
HAS BEEN CREATED  
FOR ILLUSTRATION  
PURPOSES ONLY



FIRST FLOOR

All measurements are approximate and for guidance and illustrative purposes only.  
Floor Plan not to scale and completed by a RICS surveyor.





## Cook Residential

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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.