

Cedar Court Road, Cheltenham, GL53 7RB

Guide Price £195,000







# Cedar Court Road

Cheltenham, GL53 7RB

A spacious duplex apartment across the first and second floors. Accommodation comprises a generous sitting/dining room, separate kitchen, two bedrooms, balcony, bathroom, and allocated parking

Council Tax band: B

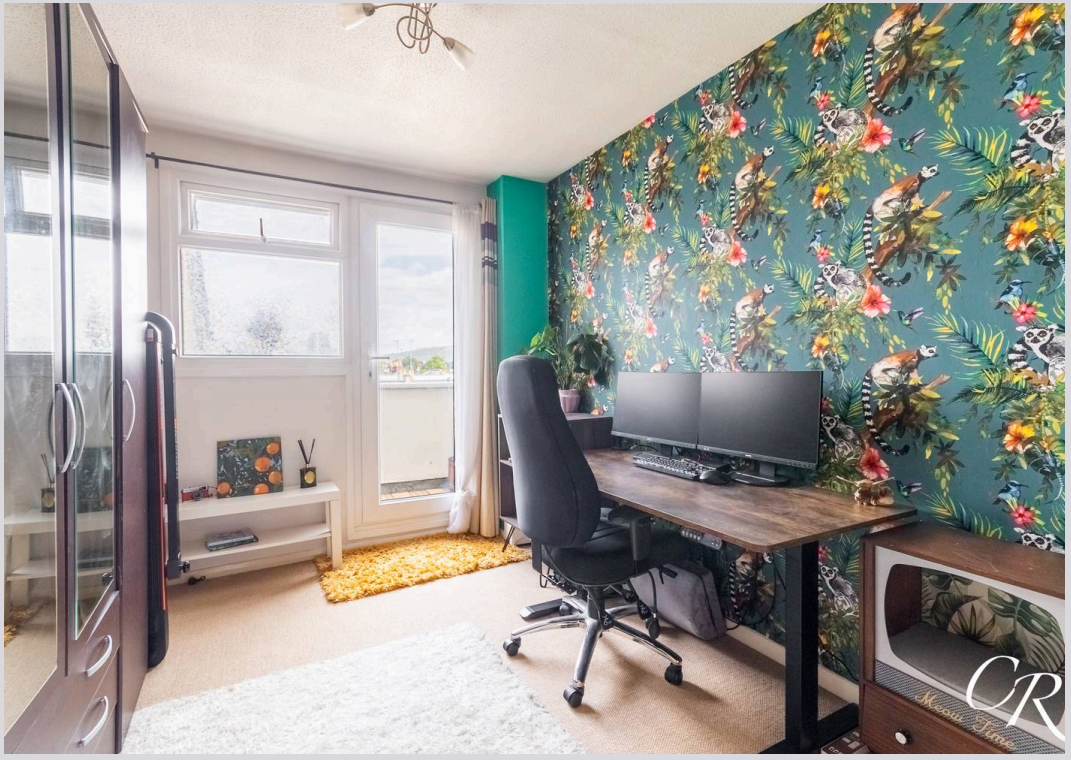
Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

- Share of Freehold with Approximately 900 Years Remaining on the Lease
- Spacious Two-Bedroom Duplex Apartment
- Accommodation Arranged Across the First and Second Floors
- Generous Sitting/Dining Room and Separate Kitchen
- Private Balcony with Far-Reaching Views
- One Allocated Parking Space and Use of Communal Gardens









Situated within easy reach of Cheltenham town centre, this spacious two-bedroom duplex apartment offers well-proportioned accommodation arranged across the first and second floors. The layout provides an appealing separation between the living and sleeping accommodation, with a generous sitting/dining room, separate kitchen and bathroom on the first floor, while two bedrooms occupy the floor above.

A particular highlight is the private balcony accessed from Bedroom Two, enjoying far-reaching views across the rooftops towards the surrounding hills. Further benefits include useful storage, use of communal gardens, one allocated parking space and a share of the freehold with approximately 900 years remaining on the lease.

**Communal Entrance:** The development is approached via communal grounds. A communal entrance with a secure intercom system provides access to the building.

**Entrance Hall:** The front door opens into a welcoming entrance hall, providing access to the first-floor accommodation and stairs rising to the second floor. Finished with wood-effect flooring, the hallway offers plenty of space for additional furniture and benefits from useful built-in storage.

**Kitchen:** The separate kitchen is fitted with a range of wall and base units complemented by work surfaces and tiled splash-backs. Integrated appliances include an oven with gas hob above, while there is further space for a washing machine and freestanding fridge/freezer. A window positioned above the sink allows plenty of natural light into the room.

**Sitting/Dining Room:** A generously proportioned reception room offering plenty of space for both sitting and dining furniture. The size and layout allow for clearly defined areas for relaxing and dining, while a large window brings an abundance of natural light into the room and provides an elevated outlook.

**Bathroom:** Located off the entrance hall, the bathroom is fitted with a bath with shower over and glass screen, WC and wash hand basin with storage beneath. Tiled surrounds complete the room.

**Second-Floor Landing:** Stairs rise from the entrance hall to the second-floor landing, providing access to both bedrooms and additional storage.

**Bedroom One:** A generous bedroom offering plenty of space for a king size bed alongside a range of freestanding bedroom furniture.The room benefits from a large rooflight which brings plenty of natural light into the room.

**Bedroom Two:** A well-proportioned second bedroom, currently arranged as a home office, demonstrating the versatility of the space. There is room for a range of bedroom furniture, while glazing provides plenty of natural light and a door opens directly onto the private balcony. The bedroom also benefits from access to a useful storage area, providing valuable additional space for household items.

**Balcony:** Accessed directly from Bedroom Two, the private balcony is a particularly appealing feature of the apartment and provides a welcome area of private outside space. Its elevated position enjoys far-reaching views across the rooftops, taking in the nearby church spire and the surrounding hills in the distance.

**Communal Gardens:** The property benefits from use of the communal gardens surrounding the development, providing residents with additional outside space to enjoy.

**Parking:** The property benefits from one allocated parking space within the development. The property also benefits from further parking available on a first come first served basis.

**Additional Information:**
**Tenure:** Share of Freehold
**Lease Length:** Approximately 900 Years Remaining
**Service Charge:** £1,444 Per Annum
**Amenities Charge:** £344 Per Annum (This covers the servicing of the grounds and garden)
**Ground Rent:** £0
**Council Tax Band:** B – Cheltenham Borough Council

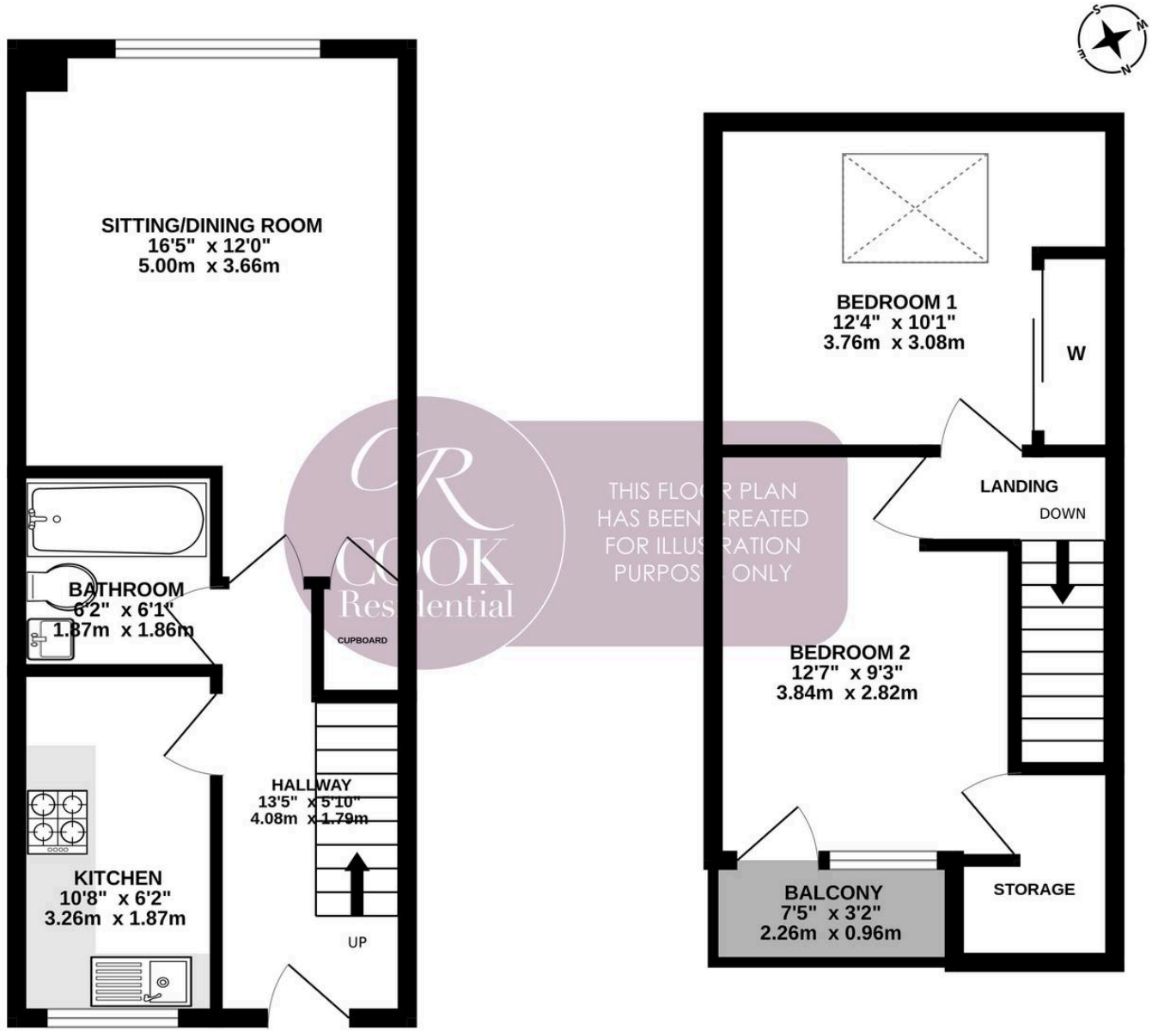
**Location:** The property is conveniently positioned within easy reach of Cheltenham town centre, providing access to an extensive selection of shops, cafés, restaurants and everyday amenities. The Promenade and Montpellier are also within easy reach, offering a further selection of independent shops, restaurants and bars.

Cheltenham is well regarded for its Regency architecture, festivals and cultural attractions, while also providing excellent transport connections and access to the surrounding Cotswold countryside. The apartment's central position, allocated parking and elevated outlook combine to make this a particularly convenient Cheltenham home.

**Disclaimer:** These particulars are believed to be correct but their accuracy is not guaranteed, and they do not form part of any contract. All measurements are approximate and intended for guidance only. Prospective purchasers should satisfy themselves as to the accuracy of the information provided, including tenure, lease terms, service charges and any other associated costs.

FIRST FLOOR

SECOND FLOOR




COOK Residential
THIS FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATION PURPOSES ONLY

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

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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.