



Malvern Place, Cheltenham, GL50 2JN

Guide Price £150,000



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Cheltenham, GL50 2JN

Council Tax band: A

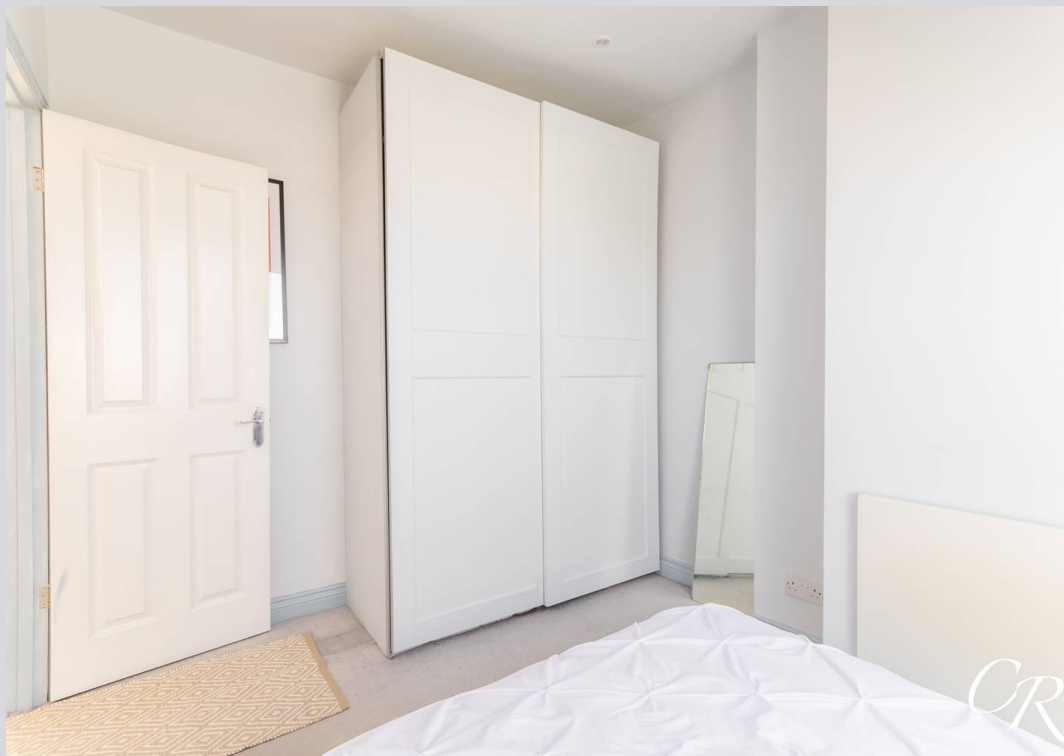
Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Share of Freehold
- One Bedroom top Floor Flat
- Fantastic Opportunity For A First Time Buyer or Investor
- Well Presented Throughout
- Sought After Location Close To Cheltenham Town Centre
- Parking Available On A First Come First served Basis





Occupying the top floor of an attractive period building, this beautifully presented one-bedroom apartment offers bright and thoughtfully arranged accommodation in a highly convenient Cheltenham location. The property combines the character of its setting with a light, contemporary interior, featuring an impressive open-plan kitchen/living/dining room, double bedroom and shower room. Numerous roof windows flood the apartment with natural light, while its elevated position provides attractive rooftop views, including a delightful outlook towards a nearby church spire.

Communal Entrance: The property is approached through an attractive communal entrance retaining a wealth of period character, with tall sash windows, decorative wall panelling and a traditional staircase rising through the building to the top floor.

Entrance Hall: Upon entering the apartment, the hallway provides access to the principal accommodation, including the open-plan living space and shower room.

Kitchen/Living/Dining Room: A particularly appealing feature of the apartment, this generous open-plan room creates a bright and versatile space for everyday living and entertaining. The living area benefits from a combination of roof windows and a traditional window, allowing an abundance of natural light into the room while enjoying elevated views across the surrounding area. There is ample space for comfortable seating alongside dining furniture.

The kitchen is neatly incorporated into the room and fitted with a range of contemporary white wall and base units complemented by wooden work surfaces and tiled splashbacks. Appliances include an integrated oven and electric hob with extractor above, while there is also space and plumbing for a washing machine. A large roof window positioned above the kitchen further enhances the light and airy feel.

Bedroom: A well-proportioned double bedroom with a large roof window creating a wonderfully light feel and providing an attractive elevated outlook towards the nearby church spire. The room comfortably accommodates a double bed and benefits from wardrobes which are specially screwed into the wall and space for additional bedroom furniture.

Shower Room: A well-proportioned shower room fitted with a curved shower enclosure, WC and pedestal wash basin. Tiled surrounds and wood-effect flooring provide a practical finish, while a window allows natural light into the room.

Parking: The property benefits from the use of two parking spaces, available on a first come, first served basis.

Additional Details: Electric only there is no gas supply.

Council Tax Band: A

Tenure: Share of Freehold

Lease Length: Approximately 962 Years Remaining

Service Charge: Approximately £2,100 Per Annum

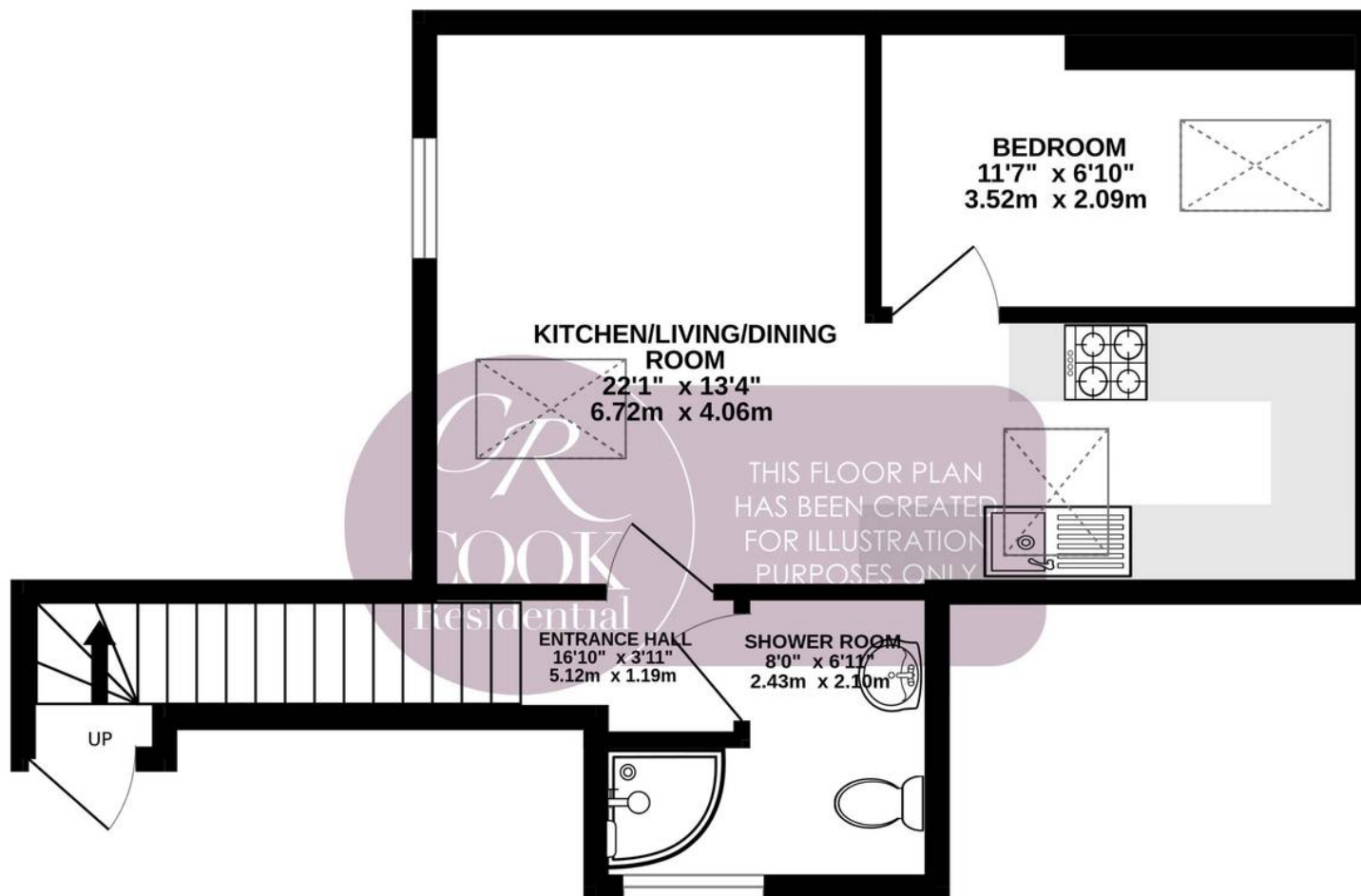
Location: Malvern Place is ideally positioned within Cheltenham, offering excellent access to the town centre and the fashionable Montpellier district, with its wide selection of independent shops, cafés, bars and restaurants. The location is particularly convenient for those wishing to enjoy Cheltenham's amenities on foot, while nearby transport links provide straightforward access to the wider area. The town is renowned for its Regency architecture, cultural festivals, beautiful parks and proximity to the Cotswolds, making this an appealing location for both owner-occupiers and those seeking a well-positioned Cheltenham property.

Disclaimer: These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and their advisers should satisfy themselves as to the accuracy of all statements, measurements and information provided. All services, systems, appliances and installations have not been tested by Cook Residential and no guarantee as to their operating ability or efficiency can be given. Lease lengths, service charges and other associated costs should be verified by a purchaser's legal representative prior to exchange of contracts.



SECOND FLOOR

386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 386 sq.ft. (35.9 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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