



4 Regency Place,
£250,000

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Offered to the market with no onward chain, this well-presented two-bedroom second-floor apartment is ideally positioned within a secure gated development in the heart of Cheltenham town centre, just moments from John Lewis.

The property is presented in very good condition throughout and offers bright, contemporary living with the added benefits of lift access, two bathrooms (including an en-suite to the principal bedroom) and an allocated underground parking space, a rare and valuable feature for such a central location.

The building is accessed via a secure communal entrance with intercom system, with both stair and lift access to all floors. The apartment itself occupies a second-floor position and is well suited to first-time buyers, investors, or those seeking a low-maintenance town-centre home.

Accommodation opens into a welcoming entrance hallway with useful built-in storage and access to all rooms.

The standout feature is the spacious open-plan living and dining area, which enjoys excellent natural light through large sash-style windows, creating a bright and inviting space ideal for both relaxing and entertaining. The modern fitted kitchen is well equipped with a range of wall and base units, integrated appliances and generous worktop space.

There are two well-proportioned bedrooms, both finished to a high standard. The principal bedroom is a comfortable double and benefits from a private en-suite shower room, while the second bedroom is highly versatile and would work equally well as a guest room, home office or dressing room.

The main bathroom is finished in a contemporary style and comprises a bath with shower over, wash hand basin and WC.

Externally, the development is accessed via secure electric gates leading to a residents' underground parking area, where the apartment benefits from one allocated underground parking space, providing both convenience and peace of mind.



Approximate Gross Internal Area 773 sq ft - 72 sq m



Second Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



- Two Bedroom Second Floor Apartment
- Secure Gated Town-Centre Development
- Allocated Underground Parking Space
- Town Centre Location
- En-Suite Shower Room To Principal Bedroom
- Bright Open-Plan Living Accommodation
- Lift Access to all floors
- No Onward Chain
- Ideal For First-Time Buyers, Investors Or A Low-Maintenance Town-Centre home
- Excellent Central Location Just Behind John Lewis



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	