



Sterling Court, Cheltenham, GL51 8LY

Guide Price £170,000



Sterling Court

Cheltenham, GL51 8LY

A well-presented two-bedroom apartment offering approximately 647 sq. ft. of accommodation, with a separate garage, on-street parking and access to communal gardens.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Well-presented two-bedroom apartment
- Approximately 647 sq. ft. of accommodation
- Spacious living/dining room with far-reaching views
- Newly renovated shower room
- Garage, on-street parking and access to communal gardens
- Conveniently positioned for Cheltenham town centre





A well-presented top floor, two-bedroom apartment offering approximately 647 sq. ft. of accommodation, with a separate garage, on-street parking and access to communal gardens. The property offers a practical layout with a spacious living/dining room, separate kitchen, two well-proportioned bedrooms and a contemporary shower room. A particular feature of the apartment is the impressive outlook, with far-reaching views across Cheltenham towards the surrounding hills.

Entrance Hall: The apartment opens into a central entrance hall providing access to the accommodation. Two built-in cupboards provide useful storage for coats, shoes and household essentials.

Living/Dining Room: A spacious and light-filled reception room offering plenty of space to accommodate both sitting and dining areas. The room is finished with wood-effect flooring and neutral décor, with ample room for a generous sofa, additional seating, dining furniture and freestanding storage. A large window allows plenty of natural light into the room while providing attractive, far-reaching views across Cheltenham and towards the surrounding hills.

Kitchen: The separate kitchen is fitted with a range of wood-effect wall and base units with contrasting work surfaces and tiled splashbacks. There is an integrated oven with gas hob and extractor above, together with space and plumbing for additional appliances. A window above the sink provides natural light, while a built-in cupboard offers further useful storage.

Bedroom One: A well-proportioned double bedroom with space for a large bed alongside freestanding wardrobes and additional bedroom furniture. Wood-effect flooring continues into the room, while a large window provides plenty of natural light.

Bedroom Two: The second bedroom is another well-proportioned and versatile room, with space for a bed, wardrobes and a desk. The current arrangement demonstrates how the room could comfortably incorporate a home-working area while retaining its use as a bedroom. A large window provides natural light and an open outlook.

Shower Room: The contemporary shower room comprises a generous enclosed shower with grey wall tiling, a WC and wash hand basin set within a vanity unit offering useful storage. Patterned flooring adds character, while two windows provide natural light and ventilation. A heated towel rail completes the room.

Communal Gardens: Residents have access to communal gardens positioned to the rear of the building. Predominantly laid to lawn with established planting and mature boundaries, the gardens provide a pleasant shared outside space.

Garage & Parking: The property benefits from a separate garage situated within a nearby block, providing parking as well as useful additional storage. On-street parking is also available.

Tenure: Leasehold

Lease Length: 115 Years Remaining

Service Charge: £2,040 Per Annum

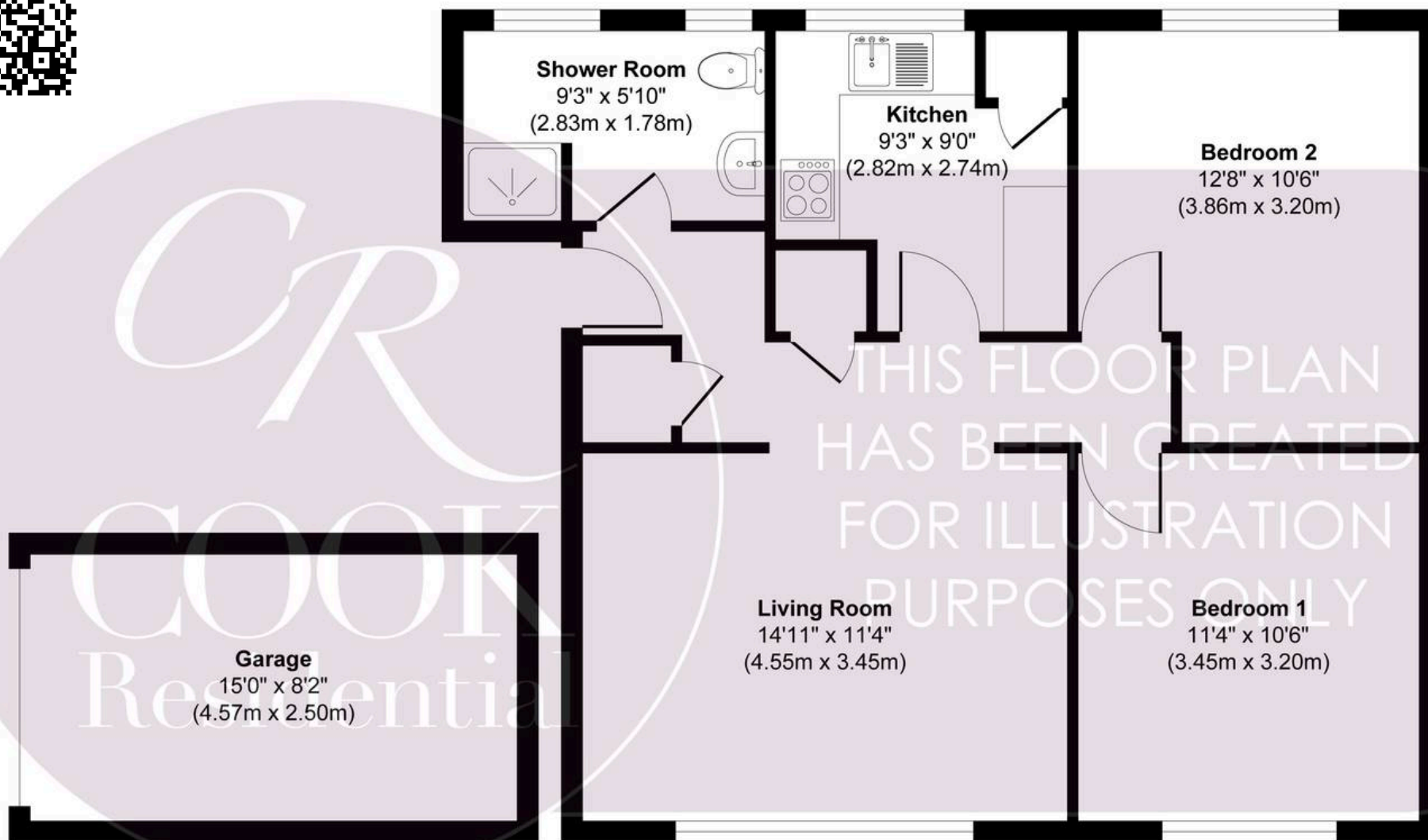
Ground Rent: £175 Per Annum

Council Tax Band: B - Cheltenham Borough Council

New gas central heating: A complete new system and boiler

Location: Sterling Court is conveniently positioned for access to Cheltenham town centre and the wide variety of shops, cafés, restaurants and amenities the town has to offer. The property is also well placed for local amenities and transport connections, while its position provides attractive views across Cheltenham and towards the surrounding hills.

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 for guidance only. Prospective purchasers should verify any important information, including tenure, lease details, service charges, ground rent and parking arrangements, through their legal representative before exchange of contracts.



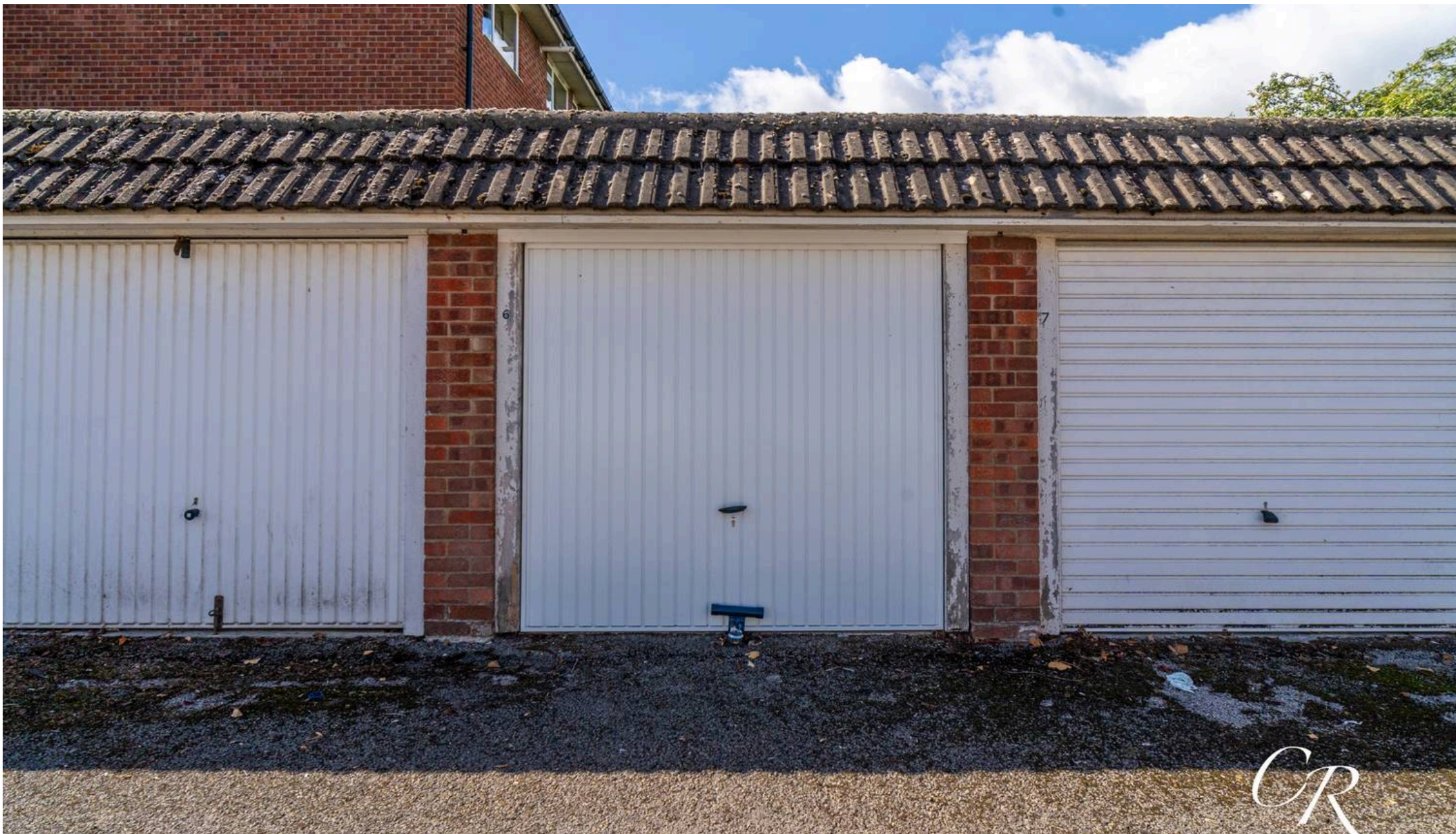
Garage
Approximate Floor Area
122 sq. ft
(11.42 sq. m)

Floor Plan
Approximate Floor Area
647 sq. ft
(60.16 sq. m)

Approx. Gross Internal Floor Area 769 sq. ft / 71.58 sq. m (Including Garage)
Approx. Gross Internal Floor Area 647 sq. ft / 60.16 sq. m (Excluding Garage)

Produced by Elements Property





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