



Church Street, Charlton Kings, GL53 8AP

Guide Price £190,000





Church Street

Charlton Kings, GL53 8AP

Council Tax band: A


Tenure: Leasehold

EPC Energy Efficiency Rating: D

- No Onward Chain
- Two Bedroom First Floor Flat
- Leasehold Apartment To Include The Freehold To The Building
- Situated In The Desirable Cheltenham District Of Charlton Kings
- Allocated Parking Space
- Fantastic First Time Buy Or Investment Opportunity





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

A well-proportioned and characterful top floor apartment arranged over two levels, offering flexible living space, generous room sizes and the rare benefit of being sold with the Freehold to the building. Positioned in the highly sought-after Charlton Kings area, the property combines practicality with an appealing sense of space, ideal for a range of buyers. No Onward Chain.

Entrance Hall: Accessed via a communal entrance, the private entrance hall provides a welcoming introduction to the apartment, with space for coats and shoes and stairs rising to the upper level.

Sitting/Dining Room: A bright and generously proportioned reception room, enhanced by dual windows that allow for an abundance of natural light. The space comfortably accommodates both seating and dining areas, creating a sociable and versatile layout ideal for both everyday living and entertaining. The room's proportions and light, neutral décor contribute to an inviting and airy atmosphere.

Kitchen: A well-presented and thoughtfully arranged kitchen fitted with a range of modern wall and base units complemented by wood-effect worktops and tiled splashbacks. The space incorporates an inset sink and drainer, integrated oven with gas hob and extractor hood over, along with space for additional appliances. A window allows for natural light, while the layout provides both practicality and good storage, creating an efficient and functional cooking environment.

Bedroom Two: A well-proportioned double bedroom located on the first floor, offering a bright and comfortable space with room for a double bed and accompanying furniture. A window provides natural light and a pleasant outlook, while the neutral décor enhances the sense of space. This room is ideal as a guest bedroom, main bedroom alternative, or a well-sized home office.

Shower Room: A neatly presented and functional shower room fitted with a corner shower enclosure, wash hand basin and WC. The space is finished in a clean, neutral style with modern fittings, creating a practical and low-maintenance suite.

Bedroom One: A generous and inviting principal bedroom occupying the top floor, featuring a vaulted ceiling that enhances the sense of space and light. The room comfortably accommodates a double bed and additional furnishings, while the sloping ceilings add character. A window provides natural light and views to the surrounding hills. The room further benefits from useful eaves storage, offering practical and discreet additional space.

Outside & Parking: The property benefits from one allocated parking space, providing convenient off-road parking. The building itself has an attractive red brick façade, blending well with the surrounding street scene.

Tenure: This is a Leasehold property which is to be sold with the entire Freehold to the building.

Location: Situated in the heart of Charlton Kings, one of Cheltenham's most desirable areas, the property enjoys excellent access to a range of local amenities including shops, cafés and pubs, as well as well-regarded schools. Cheltenham town centre is within easy reach, along with scenic countryside walks nearby.

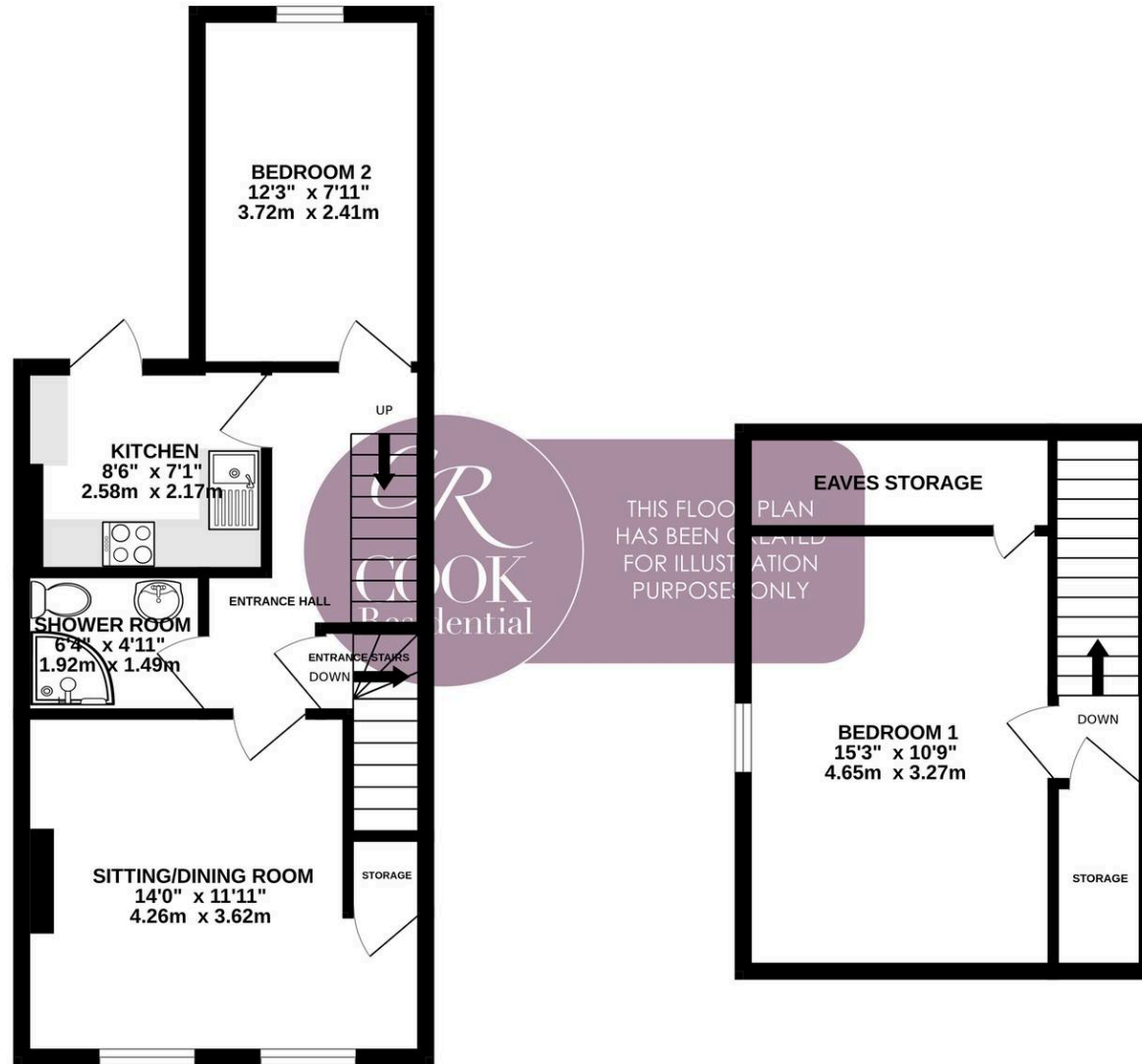
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Disclaimer: Some images within this listing have been digitally enhanced or created using CGI for illustrative purposes. These are intended to demonstrate potential room layouts and finishes. They do not represent the exact specification, furnishings, or scale, and should not be relied upon as an accurate depiction of the property.



FIRST FLOOR
426 sq.ft. (39.5 sq.m.) approx.

SECOND FLOOR
261 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 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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