



St. Stephens Road, Cheltenham, GL51 3AB

Guide Price £240,000

CR



33 St. Stephens Road,
Cheltenham, GL51 3AB

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Share Of Freehold
- Spacious Two-Bedroom First-Floor Apartment
- Impressive Open-Plan Kitchen, Sitting And Dining Room
- Generous Double Bedrooms
- Unallocated Residents' Parking On A First-Come, First-Served Basis (Two Spaces)
- Dedicated EV Charging Point





Situated along the sought-after St Stephen's Road, this spacious two-bedroom first-floor apartment offers well-proportioned accommodation extending to approximately 654 sq. ft. The property features an impressive open-plan kitchen, sitting and dining room with an attractive bay window, two generous bedrooms and a bathroom. Further benefits include a share of the freehold, an approximately 999-year lease, residents' parking and a dedicated EV charging point for the sole use of this apartment.

Entrance Hallway: The apartment is approached via the communal areas, with the front door opening into a hallway providing access through to the principal accommodation.

Kitchen / Sitting / Dining Room: A particularly generous open-plan living space and a standout feature of the apartment. The room provides ample space to create clearly defined sitting and dining areas, while the kitchen is positioned to one side of the room. An attractive bay window enhances the character of the space and allows plenty of natural light into the room. The living room windows have also been fitted with Gecko secondary glazing, providing an additional layer of glazing alongside the existing windows.

Bedroom One: A well-proportioned double bedroom with a window providing natural light and ample space for a double bed alongside additional freestanding bedroom furniture.

Bedroom Two: An excellent second double bedroom and notably generous in size, offering flexibility for use as a guest bedroom, home office or additional reception space if preferred.

Bathroom: Accessed from the inner hall, the bathroom is fitted with a suite comprising a bath, wash hand basin and WC. A useful built-in cupboard is positioned immediately adjacent within the hall.

Parking: Unallocated residents' parking is available on a first-come, first-served basis offering two spaces. A dedicated EV charging point is also available for the benefit of this flat only.

Additional Details:

Tenure: Share of Freehold

Lease Length: Approximately 999 Years Remaining

Service Charge: Approximately £2,100 Per Annum

Council Tax Band: B

Agents Note: The vendor has informed us that pets are permitted within the development. Prospective purchasers should confirm any applicable conditions or restrictions with their legal representative.

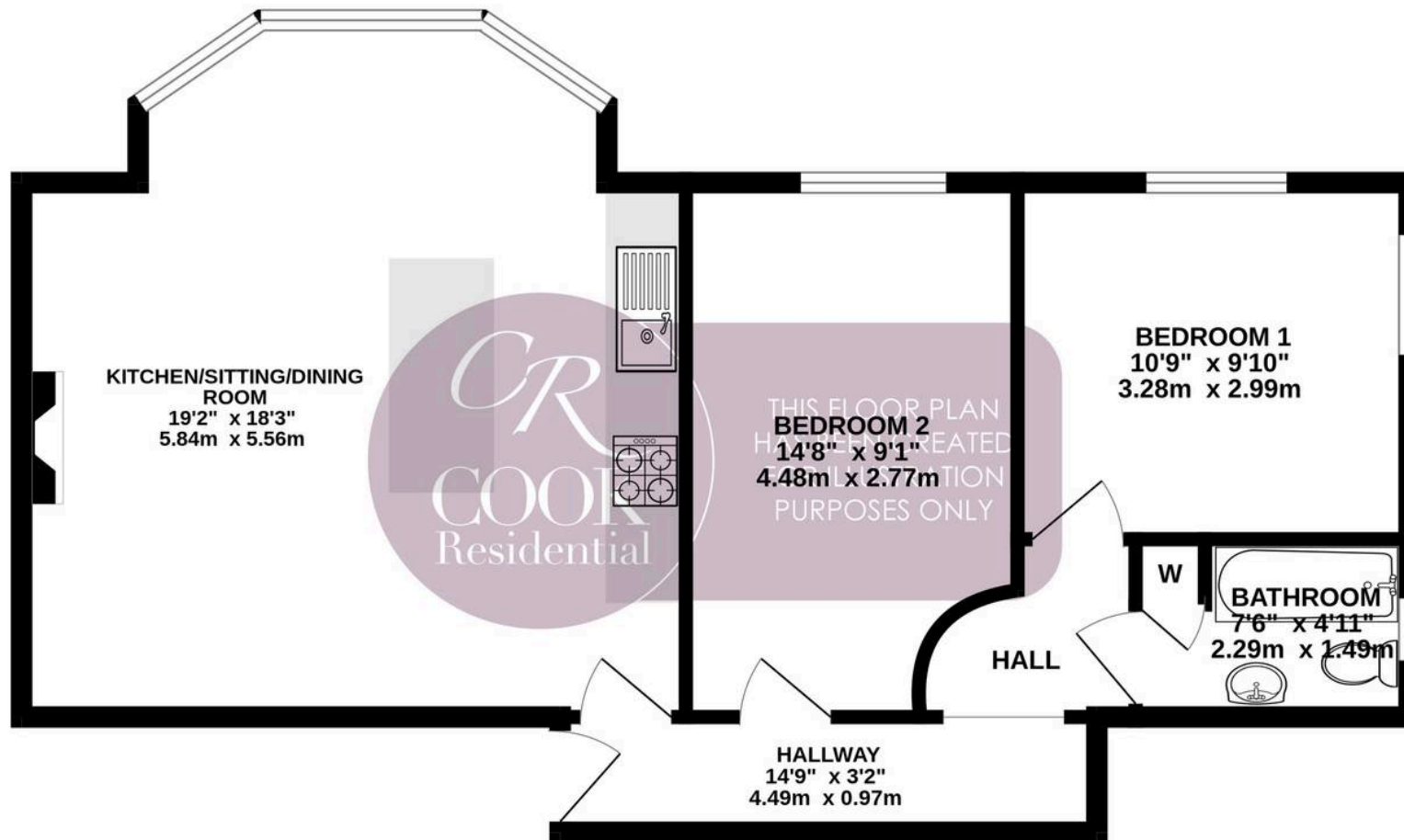
Location: St Stephen's Road is a highly regarded residential address, well positioned for access to Cheltenham town centre and the popular Montpellier and Tivoli districts. A wide selection of independent shops, cafés, restaurants and everyday amenities can be found within easy reach, while Cheltenham Spa railway station is also conveniently accessible. The location provides an excellent balance for those wanting to enjoy Cheltenham's vibrant town centre while remaining within an established residential setting.

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, areas and distances are approximate and are intended as a guide only. Prospective purchasers should satisfy themselves as to the condition and suitability of any services, appliances, fixtures and fittings. Leasehold, service charge and other management information has been provided by the seller and should be verified by the purchaser's legal representative prior to exchange of contracts.



FIRST FLOOR

654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 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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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.