

Bath Street, Town Centre, GL50 1YA

Guide Price £165,000







Bath Street

Town Centre, GL50 1YA

A beautifully presented one-bedroom apartment forming part of an attractive Grade II listed building in the heart of Cheltenham. Arranged over the ground and lower ground floors. No onward chain

Council Tax band: A

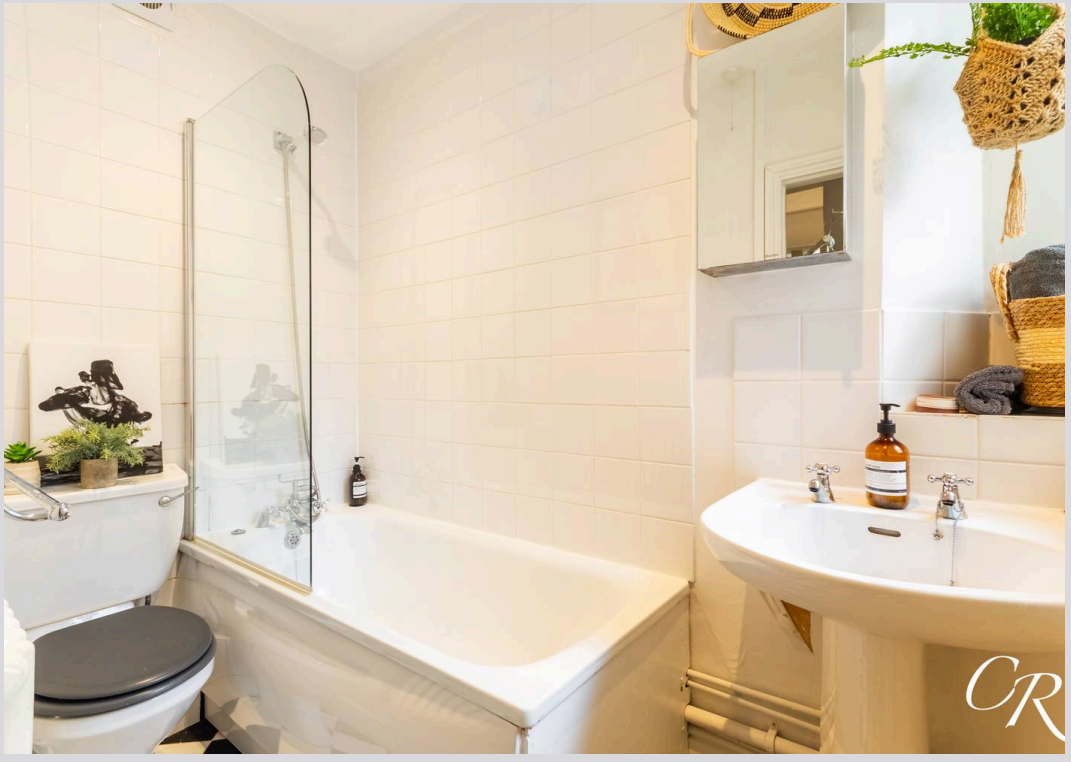
Tenure: Leasehold

EPC Energy Efficiency Rating: C

- No Onward Chain
- Grade II Listed Period Building
- Charming One-Bedroom Apartment Arranged Over Two Floors
- Open-Plan Kitchen/Sitting/Dining Room With Character Features
- Ideal Investment Or First Time Buy
- Prime Central Cheltenham Location Close To Shops, Cafés And Restaurants









A beautifully presented one-bedroom apartment forming part of an attractive Grade II listed building in the heart of Cheltenham. Arranged over the ground and lower ground floors, the property offers an appealing combination of character features and comfortable modern living, including an open-plan kitchen/sitting/dining room, a double bedroom, bathroom and useful built-in storage. A long remaining lease and the benefit of no onward chain, this charming apartment is ideally suited to first-time buyers, investors or those seeking a conveniently located town centre home.

Entrance Hall: The entrance hall provides access to the principal living accommodation, with useful built-in storage cupboards and a staircase leading down to the lower ground floor.

Kitchen/Sitting/Dining Room: A welcoming and well-proportioned open-plan living space, thoughtfully arranged to accommodate comfortable seating, dining and kitchen areas. The sitting area features an attractive decorative fireplace, decorative wallpaper adds warmth and personality, while windows fitted with plantation-style shutters allow natural light into the room. There is ample space for a sofa, additional seating and a dining table, creating an inviting setting for everyday living and entertaining.

The kitchen is fitted with a range of white wall and base units, complemented by contrasting work surfaces and tiled splashbacks. Integrated appliances include a gas hob with extractor hood above and an electric oven beneath, while there is also an under-counter fridge and space for a washing machine. Tiled flooring continues through the kitchen area, providing a practical finish.

Lower Ground Floor Landing: Stairs descend from the entrance hall to the lower ground floor, where a landing provides access to the bedroom and bathroom. An additional built-in storage cupboard offers useful space for household essentials.

Bedroom: A well-proportioned double bedroom offering a comfortable and private retreat on the lower ground floor. A striking deep-blue feature wall adds character to the room, contrasting beautifully with the neutral décor. There is space for a double bed, bedside furniture and additional storage, while recessed ceiling lighting provides a contemporary finishing touch.

Bathroom: The bathroom is fitted with a white suite comprising a panelled bath with shower attachment and glass shower screen, WC and wash hand basin. White tiled walls create a fresh and neutral finish, complemented by a mirrored wall cabinet and a heated towel rail.

Parking: On-street permit parking is available in the surrounding area, subject to application, eligibility and approval through Gloucestershire County Council.

Additional Details

Tenure: Leasehold

Lease Length: Approximately 973 Years Remaining

Service Charge: £1,800 Per Annum

Ground Rent: Peppercorn

Council Tax Band: A

EPC: C

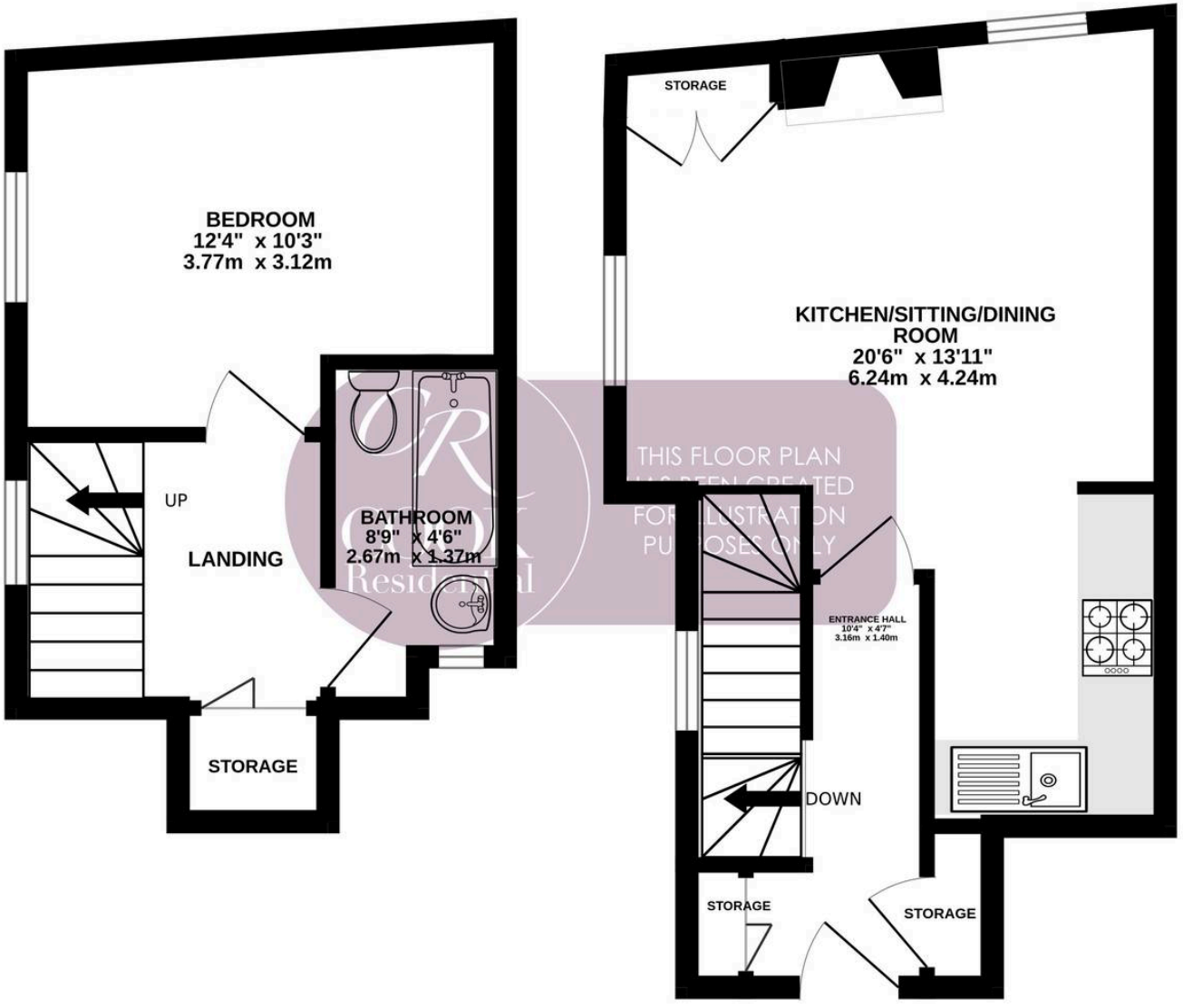
Location: Bath Street enjoys an excellent position in the heart of Cheltenham town centre, placing a wide selection of independent shops, cafés, restaurants and everyday amenities within easy walking distance. The nearby High Street and Promenade offer an extensive range of shopping and leisure facilities, while the fashionable Montpellier district is also within convenient reach, renowned for its attractive architecture, independent boutiques and vibrant café culture. Cheltenham is celebrated for its cultural festivals, beautiful Regency architecture and green open spaces, including Montpellier Gardens and Imperial Gardens. The location also provides convenient access to public transport links, making this an appealing setting for those seeking to enjoy everything the town has to offer.

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LOWER GROUND FLOOR
215 sq.ft. (20.0 sq.m.) approx.

GROUND FLOOR
285 sq.ft. (26.5 sq.m.) approx.





THIS FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATION PURPOSES ONLY

TOTAL FLOOR AREA : 500 sq.ft. (46.4 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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