

Bath Street, Town Centre, GL50 1YA

Guide Price £170,000







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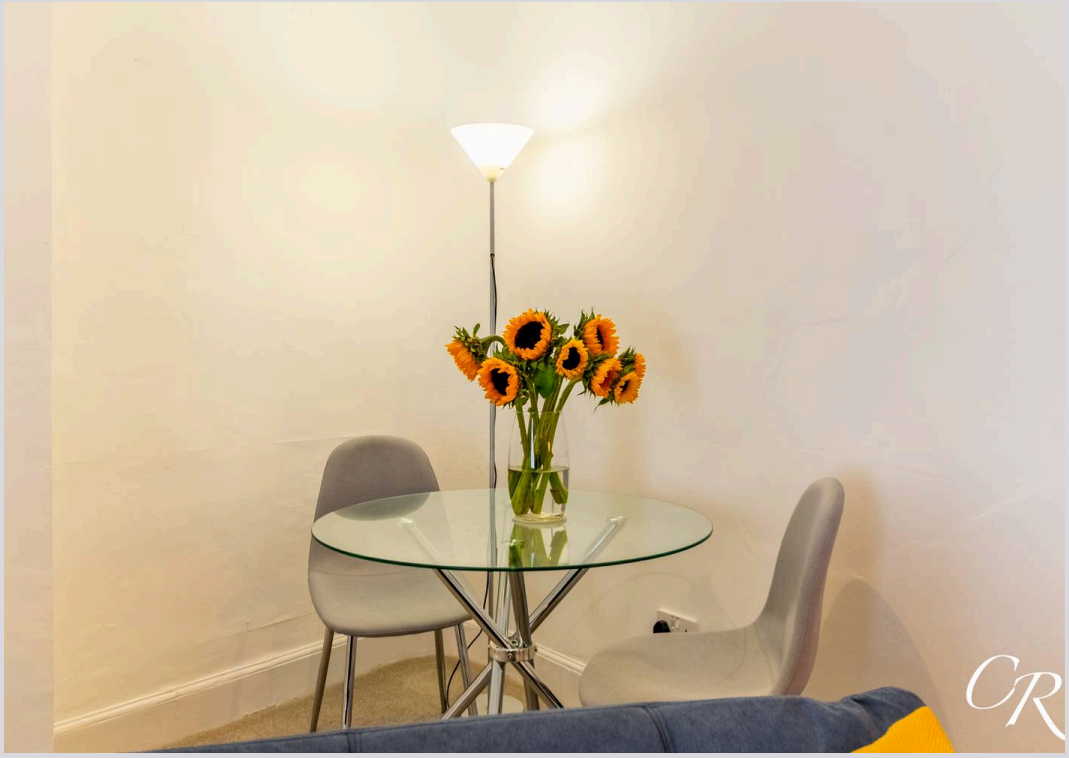
A well-presented duplex apartment within an attractive Grade II listed building. Accommodation comprises a generous double bedroom, bathroom, fitted kitchen and sitting/dining room. No onward chain.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- No Onward Chain
- One-Bedroom Duplex Apartment Arranged Over The First And Second Floors
- Grade II Listed Period Building
- Spacious Double Bedroom And Separate Sitting/Dining Room
- Modern Fitted Kitchen And Bathroom
- Prime Central Cheltenham Location Close To Shops, Cafés And Restaurants









Situated in the heart of Cheltenham, this well-presented one-bedroom duplex apartment offers an appealing combination of period character and comfortable modern living. Occupying the first mezzanine level and floor above within an attractive Grade II listed building, the property provides spacious accommodation with a generous double bedroom, contemporary bathroom, separate fitted kitchen and versatile sitting/dining room. Recent improvements include bespoke wooden-framed sash windows in the bedroom and sitting/dining room, alongside a recently installed gas central heating boiler and fibre broadband connectivity. Ideally positioned for enjoying Cheltenham's vibrant town centre, the apartment would make an excellent first-time purchase, investment opportunity or convenient town centre residence. The property is offered to the market with no onward chain.

Entrance Hall: The entrance hall provides access to the lower level of the apartment, with stairs rising to the upper floor and a useful understairs storage cupboard.

Bedroom: A particularly spacious and inviting double bedroom, featuring a recently fitted bespoke wooden-framed sash window allowing natural light to fill the room while complementing the period character of the building. The generous proportions comfortably accommodate a double bed alongside additional bedroom furniture, while neutral décor and fitted carpeting create a bright and welcoming atmosphere. An additional recessed area provides further flexibility for freestanding storage or wardrobes.

Bathroom: The bathroom is fitted with a white suite comprising a panelled bath with shower over, pedestal wash hand basin and WC. Neutral wall tiling is complemented by contrasting mosaic-effect feature tiles around the bath and wash basin, while an obscured window provides natural light and ventilation.

Upper Floor Landing: Stairs rise to the upper-floor landing, providing access to the kitchen and sitting/dining room.

Kitchen: A modern fitted kitchen featuring a range of contemporary cream-coloured wall and base units complemented by contrasting work surfaces and white metro-style tiled splashbacks. Integrated appliances include an electric oven, four-ring gas hob, extractor hood and an under-counter Zanussi fridge. A stainless-steel sink with drainer is positioned beneath the window, while a combined washing machine and tumble dryer is also included in the sale. The kitchen offers a practical and well-arranged space for everyday cooking.

Sitting/Dining Room: A bright and generously proportioned reception room offering excellent versatility for both relaxation and dining. A recently fitted bespoke wooden-framed sash window provides natural light while retaining the character of the period building. Neutral décor and fitted carpeting create a comfortable and welcoming setting, with ample space for a sofa and accompanying furniture alongside a dedicated dining area. There is also room to incorporate a home working space, making this an adaptable room suited to a variety of lifestyles. A built-in cupboard provides useful additional storage.

Parking: Two on-street residents' parking permits are available for the apartment within Zone 1, subject to the relevant permit arrangements and availability of spaces.

Additional Details:

Tenure: Share of Freehold

Lease Length: Approximately 964 Years Remaining

Service Charge: £1,800 Per Annum

Ground Rent: Peppercorn

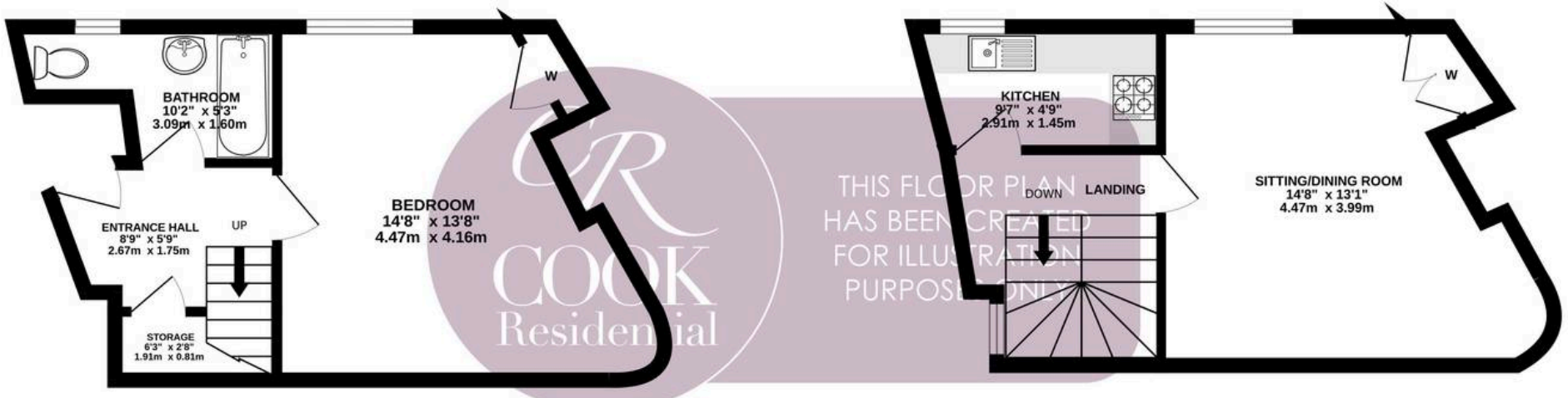
Location: Bath Street enjoys a highly convenient position in the centre of Cheltenham, placing an excellent selection of independent shops, cafés, restaurants and everyday amenities within easy walking distance. The nearby High Street and Promenade provide an extensive range of shopping opportunities, while the fashionable Montpellier and Suffolks districts offer a further choice of boutique shops, restaurants and popular social destinations.

Cheltenham is renowned for its Regency architecture, beautiful green spaces and thriving cultural scene, with attractions including the Everyman Theatre, Montpellier Gardens and the town's celebrated festivals. Excellent transport connections are available via Cheltenham Spa railway station, providing services to major destinations, while convenient road links offer access to Gloucester, the M5 motorway and the surrounding Cotswold countryside.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, they are intended as a general guide only and do not form part of any offer or contract. All measurements, descriptions and information are provided in good faith and should be independently verified by prospective purchasers. Fixtures, fittings and appliances have not been tested, and no guarantee can be given as to their condition or working order. Buyers should seek confirmation of all leasehold details, charges and relevant restrictions through their legal representative.

FIRST FLOOR
274 sq.ft. (25.4 sq.m.) approx.

SECOND FLOOR
274 sq.ft. (25.5 sq.m.) approx.



THIS FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATION PURPOSES ONLY

TOTAL FLOOR AREA : 548 sq.ft. (50.9 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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