



St. Georges Road, Cheltenham, GL50 3ED

Guide Price £210,000





## St. Georges Road

Cheltenham, GL50 3ED

A beautifully proportioned ground floor apartment set within an attractive period building, offered to the market with no onward chain. The property benefits from impressive ceiling heights, generous room sizes and direct access to a communal garden.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

- Brought To Market With No Onward Chain
- Ground Floor Apartment within a Period Building
- High Ceilings and Character Features
- Spacious Sitting/Dining Room
- Double Bedroom with Built-In Storage
- Communal Garden And Parking





A beautifully proportioned ground floor apartment set within an attractive period building, offered to the market with no onward chain. The property benefits from impressive ceiling heights, generous room sizes and direct access to a communal garden, combining character features with practical living, all within easy reach of Cheltenham town centre.

**Entrance Hall:** Accessed via a communal entrance, the private hallway provides a welcoming introduction to the apartment and benefits from a useful built-in storage cupboard.

**Sitting/Dining Room:** A standout feature of the home, this elegant and spacious room boasts high ceilings, decorative coving and a large window that floods the space with natural light. There is ample room for both living and dining areas, creating a versatile space ideal for relaxing or entertaining, with charming period detailing adding to the overall appeal.

**Kitchen:** The kitchen is well arranged with a range of fitted units and work surfaces, featuring an integrated hob with oven below and extractor over as well as an integrated washer / dryer and dishwasher. There is space for a tall fridge freezer, and a window to the rear provides natural light while the layout makes excellent use of the available space.

**Bedroom:** A generously sized double bedroom with high ceilings and a large window overlooking greenery, creating a bright yet peaceful setting. The room also benefits from a built-in storage cupboard, and the proportions allow for a full range of bedroom furniture, making it both comfortable and practical. There also additional storage above the bedroom, which spans the kitchen and bathroom.

**Bathroom:** Fitted with a white suite comprising a bath with shower over, low level WC and pedestal wash hand basin. A window provides natural ventilation and light.

**Outside:** The property benefits from access to a communal garden, offering a pleasant outdoor space to enjoy. There is also first come, first served parking available for residents to the front of the building. This property also benefits from its own private storage shed located at the rear of the building.

Permit parking in the area is available to purchase through the Gloucestershire County Council website.

**Additional Information:**

**Tenure:** Leasehold

**Lease Length:** 950 Years Remaining approx

**Service Charge:** £2820 year reviewed annually

**Ground Rent:** £25 Per Annum

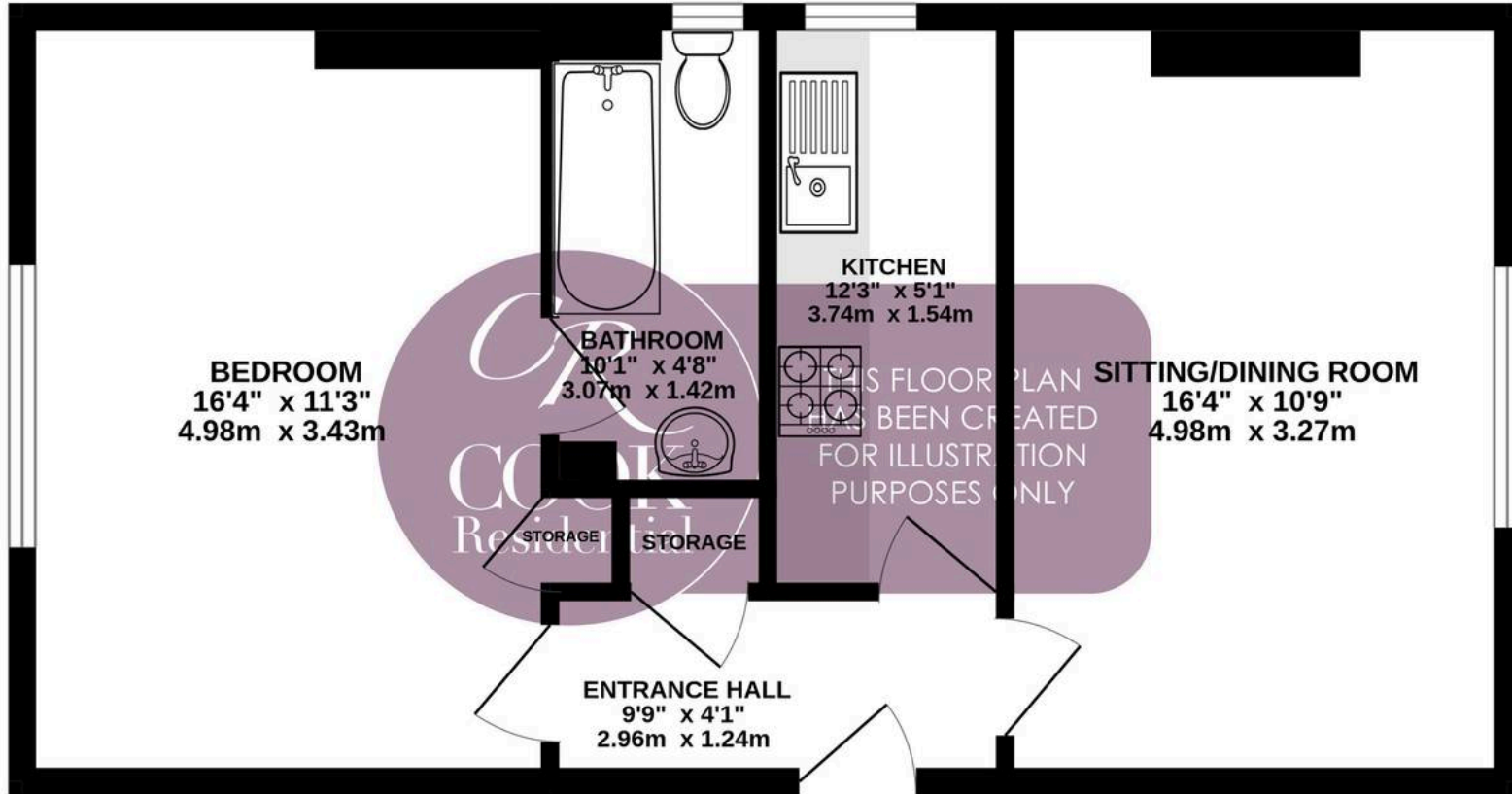
**Location:** Situated on St. Georges Road, the property is ideally positioned within easy reach of Cheltenham town centre, offering a wide range of shops, restaurants and amenities. The area is also well placed for transport links and nearby green spaces, making it a convenient and desirable location for both homeowners and investors.

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# GROUND FLOOR

506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 506 sq.ft. (47.0 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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