

Promenade, Town Centre, GL50 1NW

Guide Price £230,000







Promenade

99 Promenade, Cheltenham

A rare opportunity to acquire a beautifully presented Grade II* listed apartment occupying a prominent position within the landmark 99 Promenade building.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Grade II * Listed Regency Two Bedroom Apartment
- Positioned In One Of Cheltenham's Most Desirable Town Centre Locations
- Exceptionally Rare Opportunity
- Original Features Throughout
- Permit Parking Available
- No Onward Chain

A rare opportunity to acquire a beautifully presented Grade II* listed apartment occupying a prominent position within the landmark 99 Promenade building. This elegant second-floor apartment (one of just five apartments in the building) combines period charm with contemporary open-plan living in the very heart of Cheltenham. Extending to approximately 628 sq ft, the property offers two bedrooms, a utility room, and a bright open-plan kitchen/living space.

Communal Areas: The communal areas at 99 Promenade are a particular feature of the building and contribute significantly to its sense of grandeur and architectural importance. Accessed via an impressive entrance, the building benefits from elegant sweeping staircases rising through the property, showcasing many of the period details associated with Cheltenham's finest Regency buildings. The communal areas have been exceptionally well maintained and have recently undergone extensive renovation and refurbishment, together with significant improvements to the building's exterior and roof. As a result, the building presents to an outstanding standard throughout.

At the upper levels, a striking vaulted ceiling lantern floods the stairwell with natural light, creating a bright and welcoming environment whilst highlighting the architectural character of this remarkable Grade II* listed building. The continued investment in the building ensures residents enjoy a prestigious and beautifully presented setting from the moment they enter.

Entrance Hall: A welcoming entrance hall provides access to all principal rooms and creates an immediate sense of space upon entering the apartment, together with the benefit of an entry phone system.

Open Plan Kitchen/Sitting/Dining Room: A superb open-plan living space enjoying an abundance of natural light from the impressive sash windows and attractive curved bay frontage. Offering ample room for both living and dining areas, the space is ideal for modern lifestyles and entertaining. The kitchen is fitted with a range of contemporary units complemented by quality work surfaces and integrated appliances, creating a practical yet stylish focal point to the home.

Bedroom One: A generously proportioned double bedroom enjoying excellent natural light and attractive period proportions.

Bedroom Two: A versatile second bedroom which could equally serve as a guest room, home office or study.

Utility Room: A particularly useful addition, providing practical laundry and storage space separate from the main living accommodation.

Shower Room: Well-appointed with a contemporary suite comprising a shower enclosure, wash hand basin and WC.

Parking: Please note that there is on street parking available including Montpellier Street directly behind the building which is within the local zoned permit parking area. Permits can be applied for through Gloucestershire County Council website.

Additional Details:

Tenure: Leasehold

Lease Length: Approximately 150 years from date of purchase

Service Charge: £1,983 per annum

Ground Rent: Peppercorn

Council Tax Band: C

History & Heritage: 99 The Promenade forms part of one of Cheltenham's most distinguished Regency terraces and represents a rare opportunity to acquire a home within one of the town's most historically significant buildings. Positioned along a boulevard originally laid out in 1818 as a tree-lined carriage drive leading to the Sherborne Spa, The Promenade has long been regarded as Cheltenham's premier address and remains at the heart of the town's elegant streetscape. This striking Grade II* listed building showcases many of the architectural features synonymous with Cheltenham's Regency heritage, including its impressive full-height bow frontage, elegant sash windows, ornate plasterwork and refined period detailing. The apartments retain many of these original characteristics whilst offering contemporary living within a landmark Cheltenham building. Overlooking the iconic Neptune Fountain and tree-lined Promenade, the building occupies a prominent corner position and is recognised as an important architectural landmark within Cheltenham town centre.

Opportunities to purchase within this building are exceptionally rare. It is understood that apartments within 99 Promenade have not been openly available for sale for well over a century, making this a genuinely unique opportunity to acquire a piece of Cheltenham's architectural history.

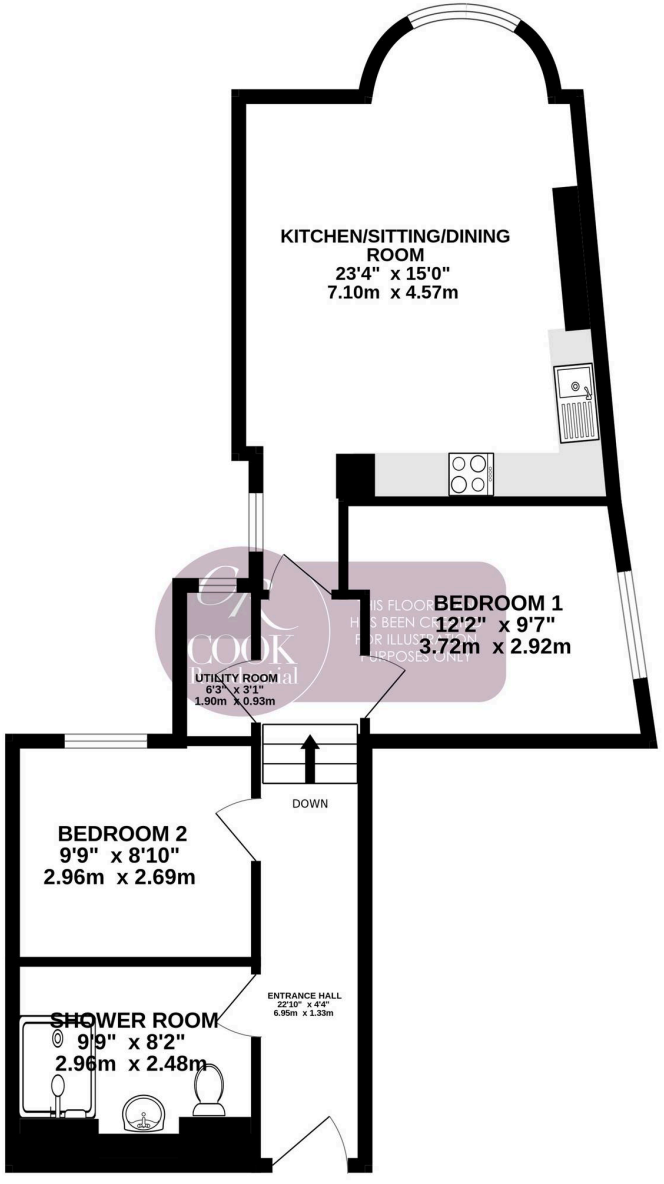
Location: The Promenade offers immediate access to an excellent range of boutique shops, cafés, restaurants and well-known high street retailers. The nearby Cheltenham Town Hall hosts a variety of concerts, exhibitions and performances throughout the year, while the attractive gardens and open spaces of Montpellier and Imperial Gardens are within easy walking distance.

Cheltenham is renowned for its rich cultural heritage and hosts the internationally acclaimed Cheltenham Literature Festival, Cheltenham Jazz Festival and Cheltenham Science Festival. The town also benefits from excellent educational facilities, sporting amenities and transport links, including Cheltenham Spa railway station with direct services to London Paddington, Birmingham and Bristol, together with convenient access to the M5 motorway and the world-famous Cheltenham Racecourse.

Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure, lease terms, restrictions and boundaries should be verified by the purchaser’s solicitor. All measurements and details provided are for guidance only.

Agents Note: Please note that some images within this listing have been digitally staged for marketing purposes. Furniture, furnishings and decorative items shown in these images have been added virtually to help illustrate the potential use and layout of the rooms. The property is being sold unfurnished, and purchasers should rely on physical viewings to satisfy themselves as to the property's size, layout and condition..

SECOND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 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.
Made with Metropix ©2026



Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street - GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

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.