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London Road, Cheltenham, GL52 6EQ

In Excess of £150,000



## London Road

56 London Road, GL52 6EQ

Cook Residential is delighted to present this beautifully bright one bedroom apartment, set within an attractive Grade II listed building on the sought after London Road in Cheltenham.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

- Charming One Bedroom Apartment
- Separate Modern Kitchen
- Neutrally Decorated Throughout
- Close to Town Centre
- Grade II Listed Building
- Parking Available



Cook Residential is delighted to present this beautifully bright one bedroom apartment, set within an attractive Grade II listed building on the sought after London Road in Cheltenham.

Offering classic period charm combined with contemporary comforts, the property boasts secondary glazing and high ceilings, all within easy reach of the town centre and local amenities. With allocated parking, this apartment is perfect for first-time buyers, downsizers, or investors alike.

**Reception Room:** This spacious and light filled reception room features a stunning bay window with secondary glazing, flooding the space with natural light. Neutrally decorated throughout, it offers the perfect setting for relaxation.

**Kitchen:** The separate kitchen is both stylish and functional. It features modern white units, tiled walls, an integrated tall fridge freezer, and an electric hob, offering ample storage and worktop space.

**Bedroom:** The double bedroom is well proportioned and filled with natural light, enhanced by elegant sash windows. Neutrally decorated, this calm and inviting space is ideal for restful nights.

**Bathroom:** The contemporary bathroom comprises tiled walls, a white suite including a bath, hand basin, and WC, along with a heated towel rail for added comfort and convenience.

**Parking:** To the front of the property is off road parking, a valuable feature so close to Cheltenham town centre.

**Location:** 56 London Road is conveniently located within walking distance of Cheltenham's town centre, with easy access to local shops, cafes, restaurants, and transport links. Cheltenham is a beautiful Regency Spa town known for its festivals, including literature, jazz, and science, as well as its excellent schooling and access to the Cotswolds.

**Tenure:** Leasehold

**Lease Length:** 991 years remaining

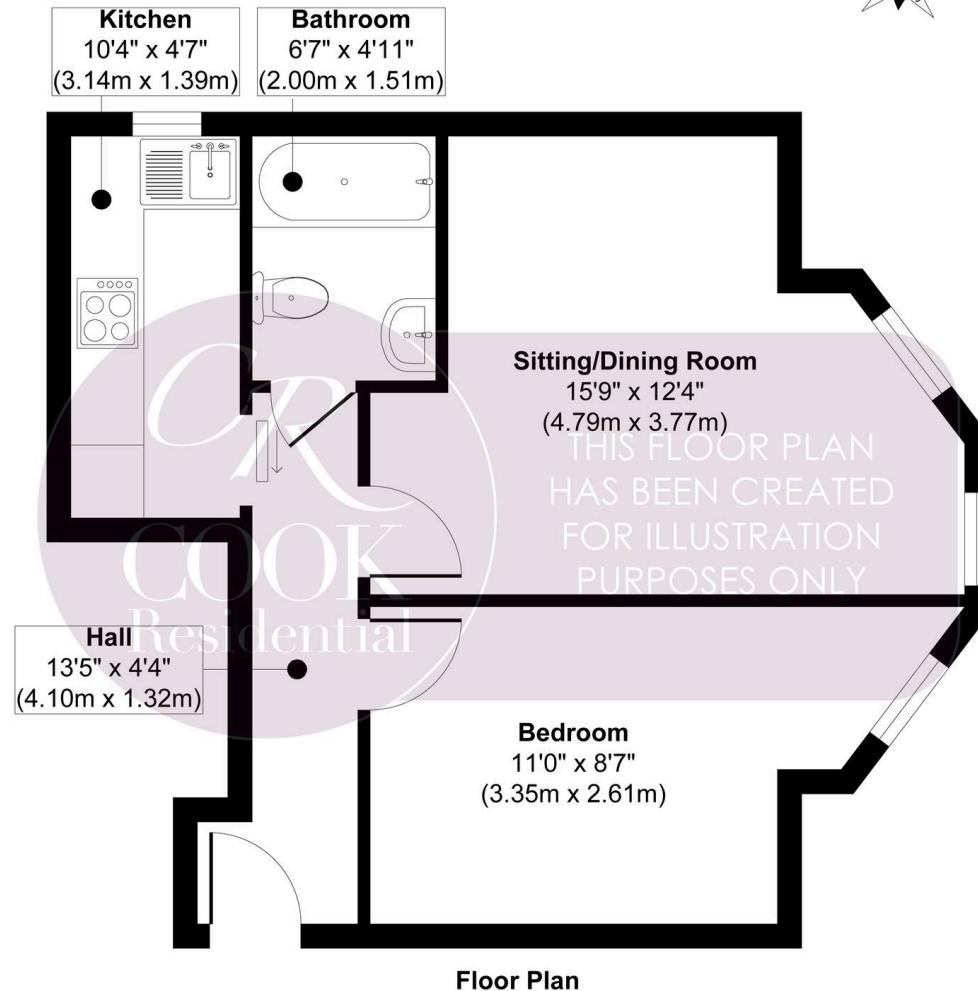
**Service Charge:** £100 per calendar month

**Ground Rent:** £20 per annum

**Council Tax Band:** A

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*Viewing is highly recommended to appreciate the character and charm this property has to offer. All information regarding the property details, including its share of freehold position, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.*



Approx. Gross Internal Floor Area 407 sq. ft / 37.82 sq. m

Produced by Elements Property





## Cook Residential

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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.