



Grosvenor Street, Town Centre, GL52 2SG

Guide Price £180,000



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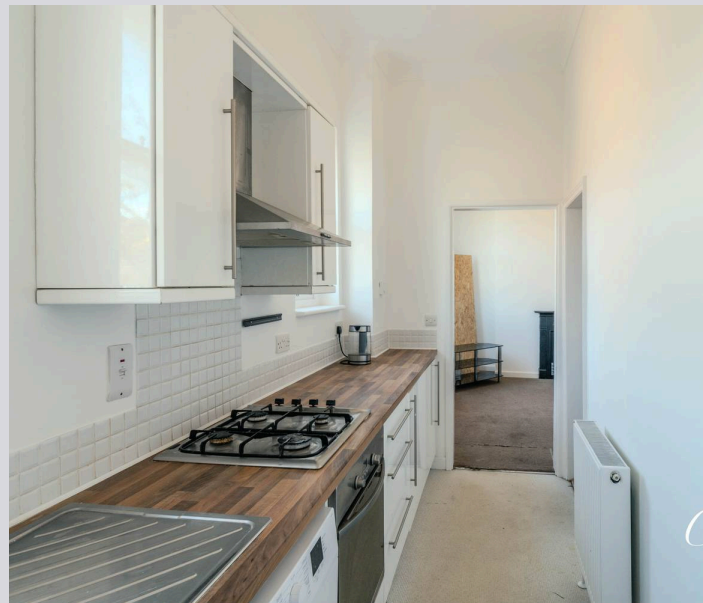
No onward chain. First-floor two-bed apartment in Grade II listed building. Private balcony, allocated parking, long lease. Central Cheltenham location near shops and transport.

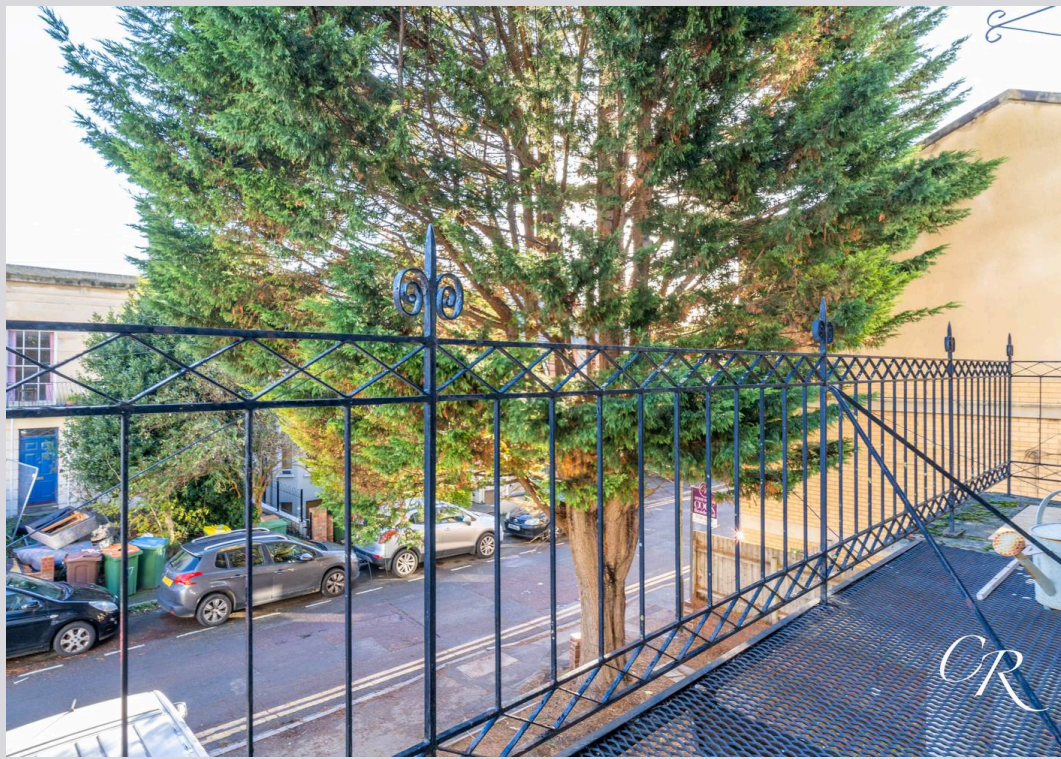
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- No Onward Chain
- Two Double Bedrooms
- Prime Central Cheltenham Location
- Grade II Listed First Floor Apartment
- Private Balcony Access
- Allocated Off-Road Parking





Offered to the market with no onward chain, this light and well-proportioned two-bedroom apartment is positioned on the first floor of an attractive Grade II listed building on Grosvenor Street. Benefiting from a private balcony, allocated off-road parking, and generous room sizes throughout, the property presents an excellent opportunity for first-time buyers or investors seeking a centrally located home within easy reach of Cheltenham's Town Centre.

Hallway: A welcoming central hallway provides access to all rooms and enjoys high ceilings typical of this period property. There is space for coats and shoes, along with doors leading to the kitchen, living room, bathroom, and both bedrooms.

Kitchen: This bright galley kitchen features wooden worktops, white gloss cabinetry, tiled splashbacks, and a stainless-steel extractor above the hob. There is space for appliances including a washing machine and fridge freezer, and a window to the side brings in natural light. The layout offers practical and efficient use of the room.

Living Room: Positioned at the rear of the building, the living room benefits from a large sash window that floods the space with natural light. The room features a decorative cast-iron fireplace, high ceilings, and neutral décor, creating a versatile area ideal for relaxing or entertaining.

Bedroom One: A generous double bedroom located at the front of the property with a tall sash window overlooking the balcony. The outlook brings in plenty of morning light, and the room offers ample space for bedroom furniture.

Bedroom Two: Also positioned to the front, this second double bedroom enjoys a similar outlook through a tall sash window. The room is well-proportioned and suitable for use as a comfortable guest room, home office, or additional sleeping space.

Bathroom: Fitted with a white suite comprising a panelled bath with shower attachment and glass screen, WC, and wash basin. Part-tiled walls and a neutral finish complete the room.

Balcony: A shared-access balcony runs along the front of the building and is accessible via both bedrooms, offering a pleasant spot for fresh air and views across the leafy street.

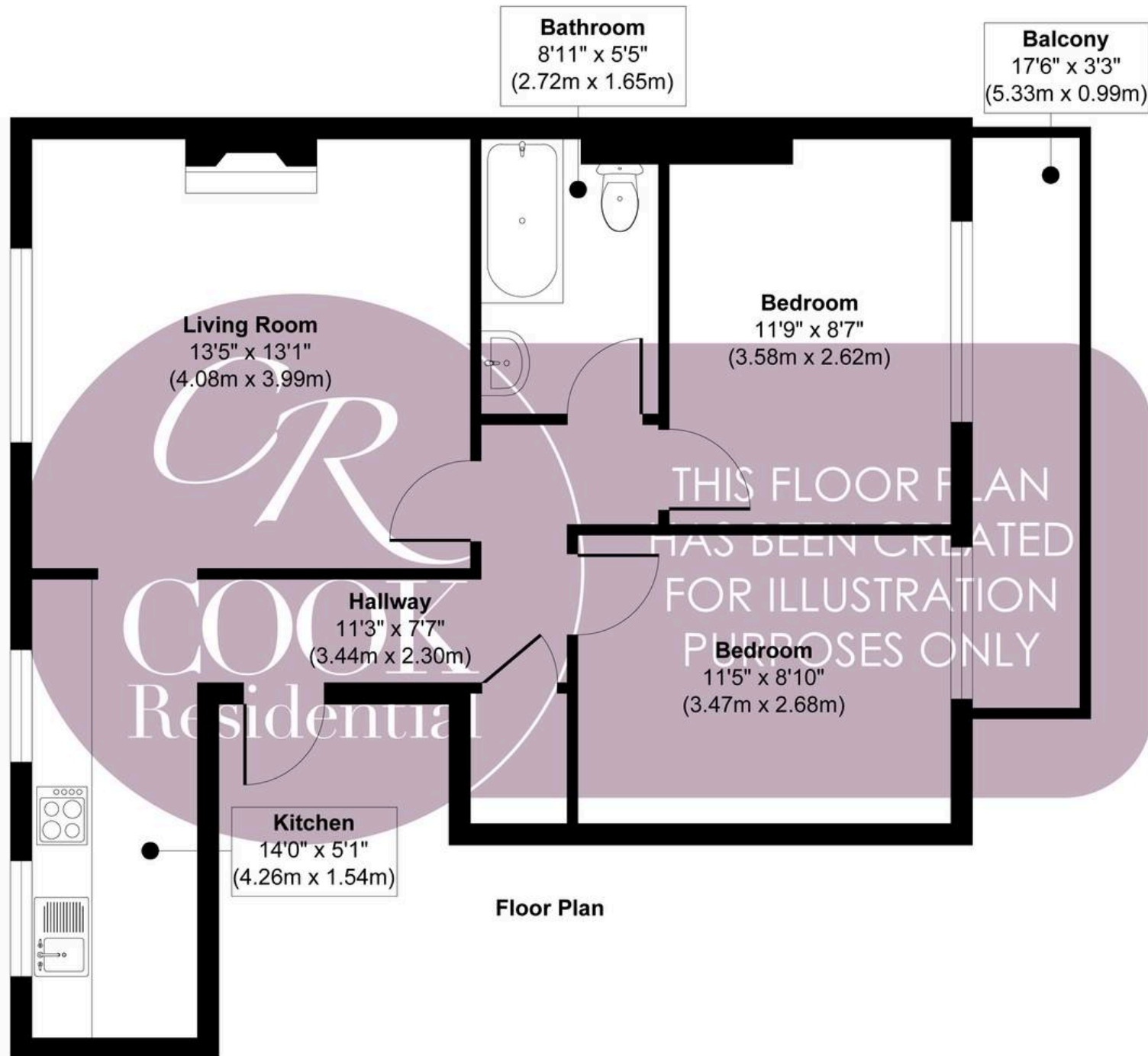
Parking: To the front of the building is an allocated parking space.

Additional Details:

- **Tenure:** Leasehold
- **Lease Length:** 171 years remaining
- **Service Charge:** £1,200 per annum Reviewed Yearly
- **Ground Rent:** N/A
- **Council Tax Band:** A

Location: Grosvenor Street is ideally placed for easy access to Cheltenham's town centre, with shops, cafés, gyms, and bus links all within short walking distance. The area is well connected to the A40 and the wider road network, making it convenient for commuters while still offering a central and vibrant lifestyle.

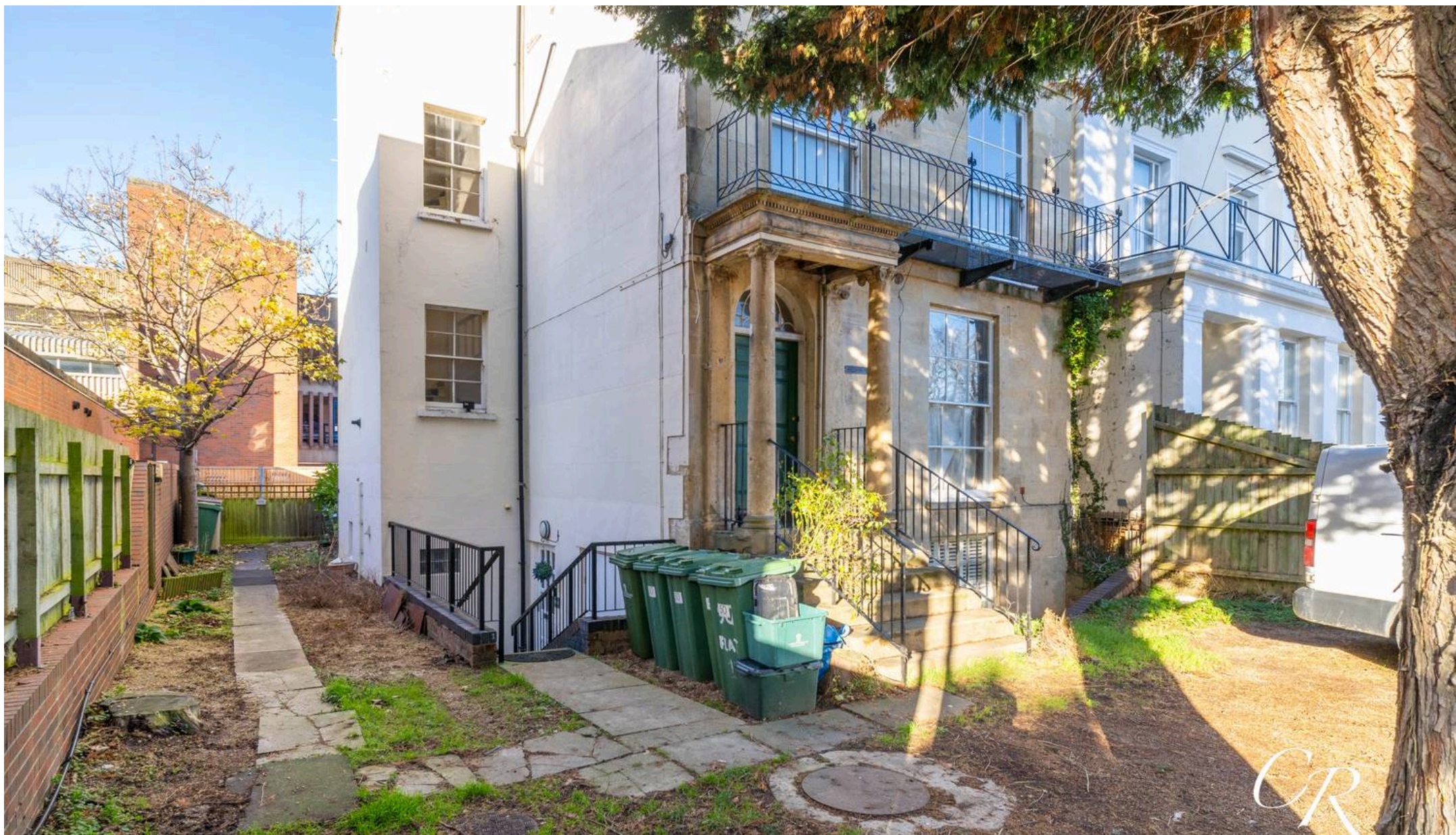
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Approx. Gross Internal Floor Area 582 sq. ft / 54.11 sq. m

Produced by Elements Property





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