

97 ST GEORGES ROAD,
CHELTENHAM, GLOUCESTERSHIRE, GL50 3ED





Occupying the upper floor of an attractive period building on St George's Road, this well-proportioned two-bedroom apartment offers approximately 1,028 sq ft of accommodation within easy reach of central Cheltenham. The apartment is approached through a recently refurbished communal entrance hall, with the accommodation arranged across the top floor.

The sitting/dining room extends to approximately 21'6" x 20'11" and provides a generous principal living space, with exposed ceiling timbers and rooflights introducing both character and natural light. There is ample room for distinct sitting and dining areas. Adjoining this is a separate kitchen/breakfast room fitted with contemporary cabinetry, integrated appliances, and extensive work surfaces beneath a large rooflight.

There are two well-proportioned double bedrooms. The principal bedroom has an en-suite shower room, while the second bedroom is served by a separate bathroom. Both bedrooms benefit from the proportions and architectural detail associated with the upper-floor setting.

Externally, the property benefits from off-road parking to the front of the building.

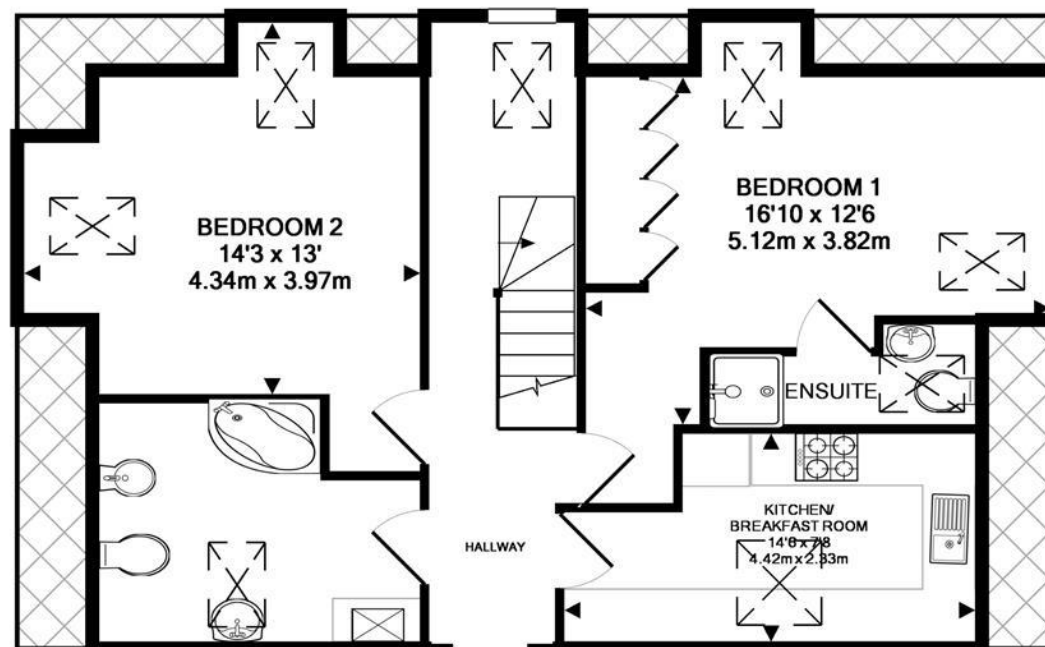
St George's Road is well placed for the town centre, with the Promenade, Montpellier, and Cheltenham's principal shops, restaurants, cafés, and cultural amenities all readily accessible. Cheltenham Spa railway station is also within convenient reach, making the apartment well suited as a permanent home, town base, or lock-up-and-leave.







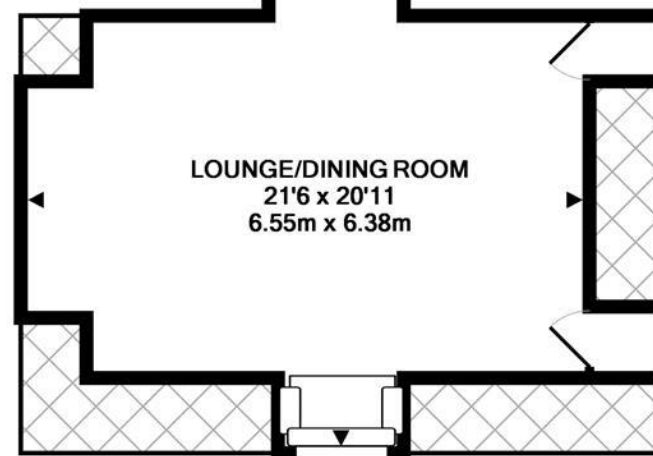
ENTRANCE FLOOR
APPROX. FLOOR
AREA 44 SQ.FT.
(4.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 1028 SQ.FT. (95.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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TOP FLOOR
APPROX. FLOOR
AREA 984 SQ.FT.
(91.4 SQ.M.)





GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected to the property.

EPC

D

COUNCIL TAX BAND

C

TENURE

Leasehold- with circa 116 years remaining.
Service Charge- £88 per month

VIEWINGS

Strictly by prior appointment through the
sole agents, Charles Lear & Co.
on 01242 222722.

Charles Lear & Co.

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