



77 St Georges Road



**77 St Georges Road**  
**Cheltenham, GL50 3DU**

**Guide Price £210,000 Leasehold Share of Freehold**

**A very well presented 2 double bedroom, top floor apartment, situated close to Montpellier and the town centre.**

**NO ONWARD CHAIN • entrance hall • living/dining room • kitchen • 2 double bedrooms • bathroom • gas central heating • prime central location • Grade II listed**

#### **Description**

A well proportioned 2 bedroom apartment forming part of this attractive period building, and offered for sale with no onward chain. The accommodation includes an entrance hall, good size living/dining room, kitchen with a range of appliances, 2 double bedrooms, and a bathroom. The property also benefits from gas central heating.





### Situation

St Georges Road is well placed for easy access to the railway station, town centre, and major road links. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

### Further Information:

**Lease** 999 years from 2025 - Share of Freehold.

**Freeholder & Management Company** 77 St Georges Road Management LTD.

**Service Charge** Currently £400.00 per year.

**Listed** Grade II Listed

**Pets** Permitted with written consent from the Management Company.

**Local Authority** Cheltenham Borough Council. **Tax Band** C.

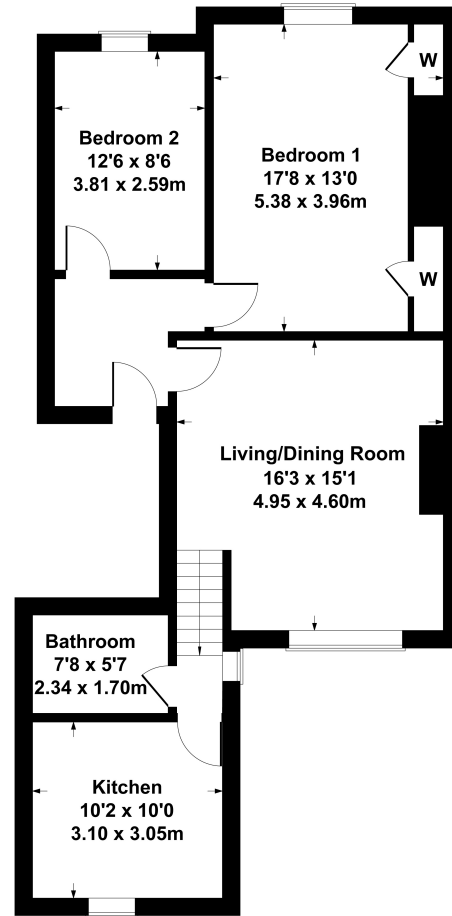
**Electricity** Mains. **Water** Mains. **Sewerage** Mains.

**Heating** Gas Central Heating.

Purchasers should carry out their own investigations regarding the suitability of these services.

## F4, 77 St Georges Rd

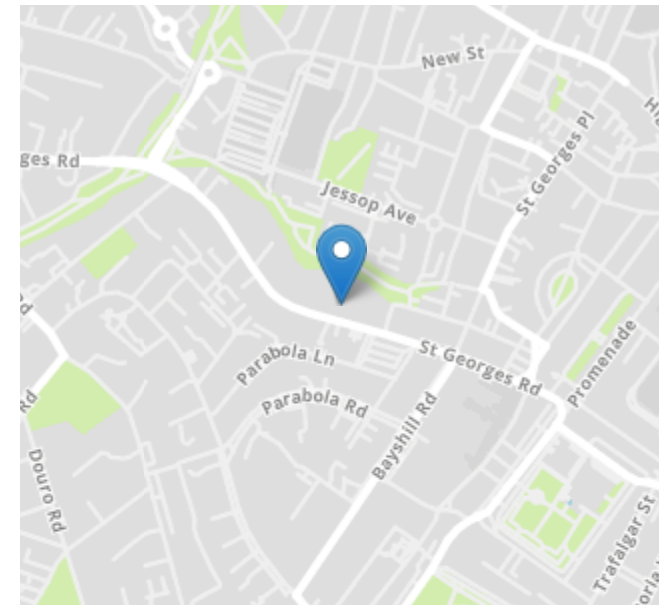
Approximate Gross Internal Area  
840 sq ft - 78 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 60      | 62                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.