



The Park

Cheltenham, GL50 2RW

Guide Price £290,000

- Two Bedroom Apartment
- Two Bathrooms
- Leasehold with Share of Freehold
- Private and Communal Outdoor Space
- Council Tax Band: C | EPC Rating: C (76)



- Modern Regency 'Style' Building
- Off Road Parking
- Service Charge £1440/year | Lease being renewed
- Chain Free
- Communal Lift



- Living Room 25'1" x 14'9" (7.67 x 4.50)
- Kitchen 11'1" x 5'8" (3.38 x 1.75)
- Bathroom 7'10" x 5'10" (2.39 x 1.8)
- Bedroom One 12'0" x 11'8" (3.68 x 3.56)
- En-Suite 9'1" x 6'5" (2.77 x 1.96)
- Bedroom Two 12'0" x 6'9" (3.68 x 2.06)
- Private Courtyard One 27'7" x 4'5" (8.43 x 1.35)
- Private Courtyard Two 14'11" x 4'7" (4.57 x 1.42)



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	79
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.