

7 HATHERLEY COURT, HATHERLEY COURT ROAD
CHELTENHAM, GLOUCESTERSHIRE, GL51 6EA



7 HATHERLEY COURT

This impressive Regency style building sits proudly in expansive and beautifully manicured gardens. The flat has been well looked after by the current owners and recently redecorated during their ownership. Hatherley Court offers a share of the freehold, off road parking and an en-bloc garaging.

- Quiet residential location
- Offered with no onward chain
- Beautifully presented apartment offering exceptionally spacious and light accommodation
- Immaculate communal gardens with access to nearby parks
- Two double bedrooms, one of which is currently used as a dressing room
- Single en-bloc garaging as well as off road parking
- An ideal investment, first time purchase or second home

This beautifully proportioned villa stands within generous and extremely well-maintained gated grounds just across the road from Hatherley Park. Flat 7 is located on the first floor and is approached through immaculately presented communal hallways. The apartment provides over 960sqft of living accommodation including an impressive 25ft open plan living/dining room flooded with natural light. The two double bedrooms are served by a recently modernised bathroom off a generous entrance hall. As well as this, there is a single garage providing ample additional storage. Hatherley Court also offers off road parking for multiple cars and a share of the freehold in which all owners are equal shareholders.





SITUATION

Hatherley Court is ideally situated for access to a number of town's most revered schools including Dean Close, Cheltenham Ladies College and Bournside. The Property is also just across the road from Hatherley Park, a popular green open space. Excellent facilities in Montpellier and Tivoli are within walking distance with the latter benefitting from an artisan bakery/delicatessen, wine merchant and thriving gastro pub. Transport links are also favourable with access to the M5 motorway at Junction 11, as well as a short walk to Cheltenham Spa railway station.

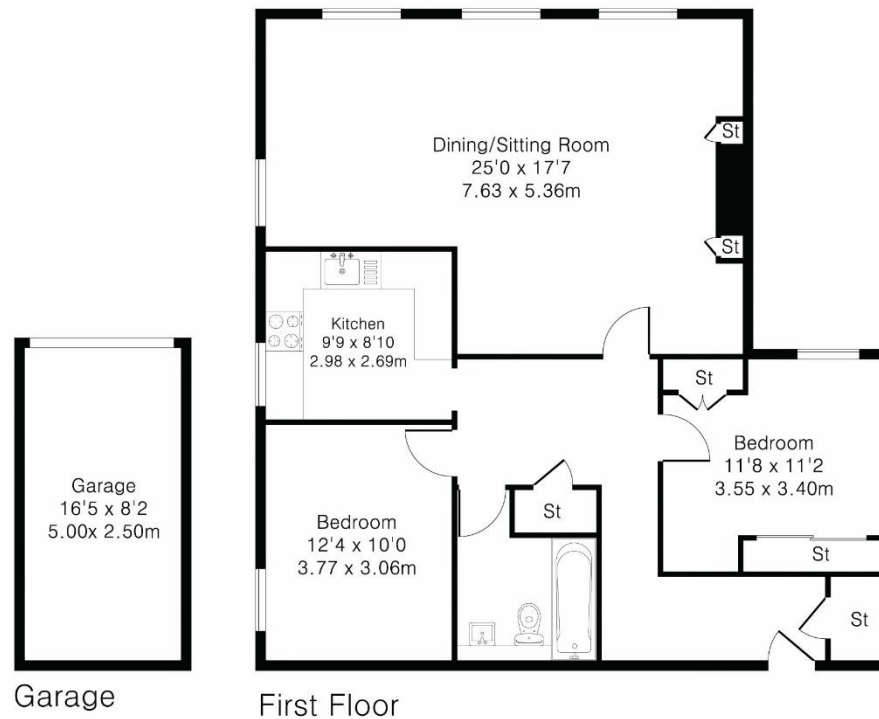
GENERAL INFORMATION:

Local Authority: Cheltenham BC - 01242 262626.
Council Tax Band: (D) - £2,158.90 pa. (2024/2025).
EPC: D
Tenure: Leasehold with a share of the freehold, a lease of 999 years from 1st January 2018 with service charge of £3,000 pa
Managing Agents: Ash and Co Property.

VIEWINGS

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

Approximate Gross Internal Area 1095 sq ft – 102 sq m
 First Floor Area 960 sq ft – 89 sq m
 Garage Area 135 sq ft – 13 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

