

# FLAT 9, 79 THE PARK

CHELTENHAM, GLOUCESTERSHIRE, GL50 2GA





## FLAT 9, 79 THE PARK

An exquisite three-bedroom apartment located on the second floor in this highly sought after development of just 10 apartments. Spanning 1,337sq.ft. and enjoying a generous balcony, the apartment may be accessed via a lift and benefits from secure gardens and gated parking.

### DESCRIPTION

This exceptional apartment has been lovingly cared for and improved since it was purchased from Linden Homes when new in 2013. Flat 9 is located on the second floor and offers three well-proportioned double bedrooms, one of which is presently utilised as a dressing room. The living accommodation, which is open plan, is located to the front of the building where a spacious balcony offers a wonderful outlook over the gardens and grounds together with Park Campus. The kitchen, which is contemporary and handle-less in style, is complete with integrated appliances including a wine fridge and incorporates a breakfast bar. The principal bedroom has a range of fitted wardrobes together with an en-suite shower room. The guest bedroom, which is also generous in size, has fitted wardrobes, whilst bedroom three is presently used as a dressing room. Both of which are serviced by a contemporary bathroom. Lift access is available to the second floor from a most impressive communal reception hall. Outside, 79 The Park enjoys generous gardens and grounds only accessible via security gates together with a block paved driveway providing parking for each apartment. Flat 9 enjoys a wider than average space opposite the gates and has access to a shared communal storage cupboard.





### SITUATION

The Park is one of Cheltenham's premier addresses, being an established tree lined road accommodating some of the town's most prestigious properties. Local amenities may be found in both Tivoli and Bath Road, both being within walking distance, whilst a wider range of shopping facilities, bars and restaurants may be found in the town centre some 5 minutes' drive away.

### GENERAL INFORMATION:

Local Authority: Cheltenham BC - 01242 262626.  
Council Tax Band: (E) - £2,505.11 (2023/2024).

### TENURE

Leasehold with a Share of the Freehold.  
Lease – 150 years from January 2013.  
Service charge – Approx. £2,622.38 pa. (2024/2025).

### Services:

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

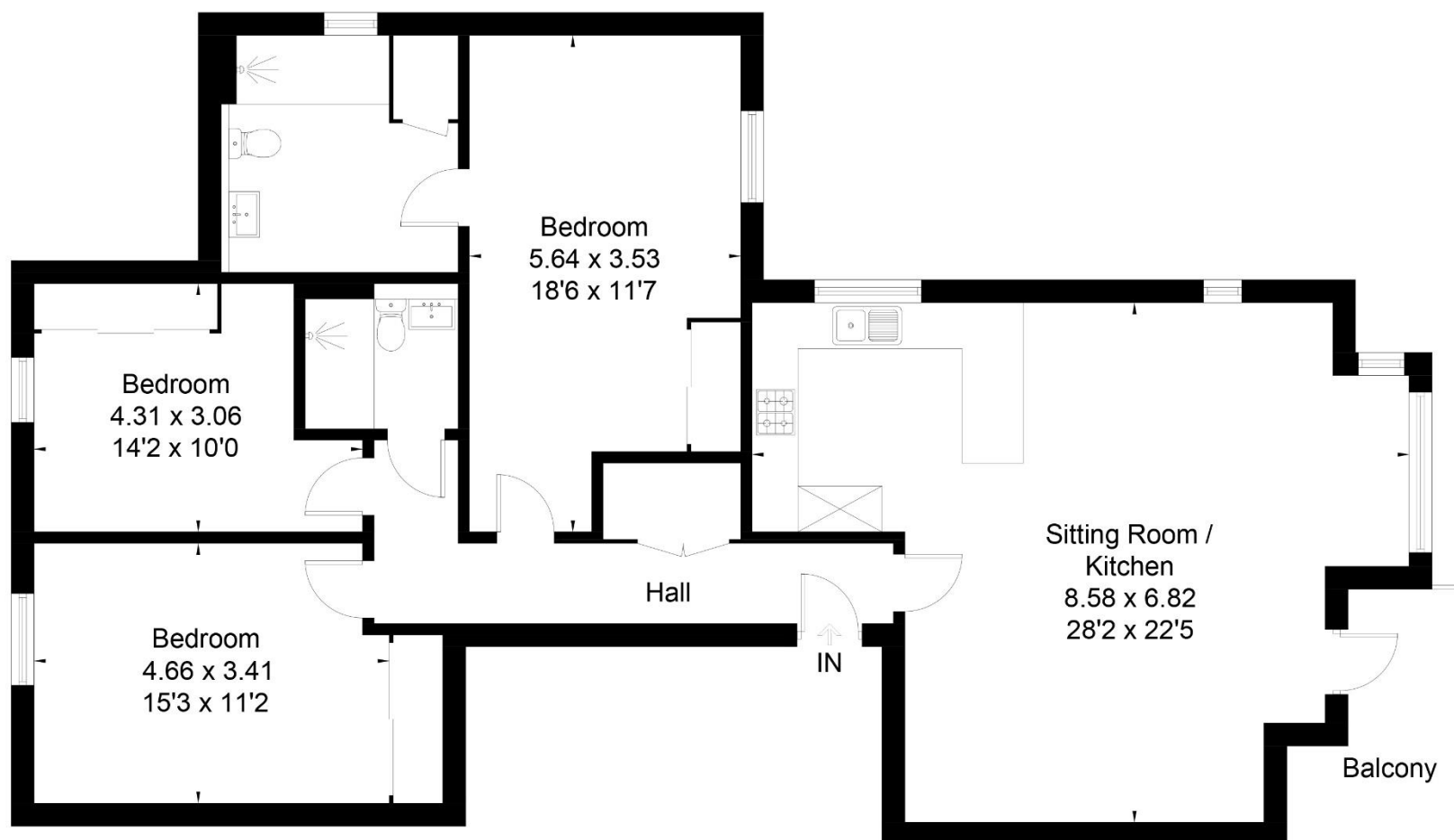
### VIEWINGS

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





Approximate Floor Area = 124.2 sq m / 1337 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #72316

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