

FLAT 1, BATSFORD, 1 THE PARK,
CHELTENHAM, GLOUCESTERSHIRE, GL50 2SL



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Occupying the entire lower ground floor within this Grade II Listed property on the corner of The Park and Grafton Road, this fine self-contained apartment has a private front door, private garden, garage and off-road parking together with a beautifully presented interior including two bedrooms.

DESCRIPTION

Set back from the road and approached through a wrought iron gate and landscaped gardens, Flat 1 has just a few steps down to a private front door.

The entrance hall, which has plentiful space for coats and shoes, is surprisingly light. The kitchen has been recently upgraded and is fully fitted with a modern shaker style kitchen incorporating a central island. The appliances are all integrated and there is a view over the private garden. The beautifully proportioned sitting room has a feature fireplace and partially glazed double doors leading into the garden. Two excellent double bedrooms share a bathroom with a modern shower and bath.

A rarity in apartments, there is an abundance of useful storage, including two storage cupboards to the left of the front door and a cloaks cupboard to the right. In addition, a very useful pantry has been created as has a home office with store beyond.

The sunny garden enjoys an easterly aspect together with a pedestrian gate onto Tudor Lodge Drive where the en-bloc garage and allocated parking space may be found. The garage has power and light and there is also the potential for an electric car charging point.

The property is offered for sale in excellent condition and with no onward chain.





SITUATION

On the corner of The Park and Grafton Road, nearby Bath Road offers an excellent choice of shops and vibrant cafes, whilst the town centre is a further 10-minute walk. Montpellier and the Promenade offer a wider mix of bespoke shops and boutiques, restaurants and wine bars. Cheltenham is famed for some of the best schools in the country, including Cheltenham Ladies College, Cheltenham College and Dean Close, all of which are within a short walk. The town is ideally suited for access to the motorway network whilst the railway station is within walking distance. London is accessible within 2hrs.

GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected.

Leasehold with a Share of the Freehold.

Lease length: 999 years from 1960. (935 years remain).

Service Charge: Increased to £191pcm. to allow for external re-decorating in Spring 2027.

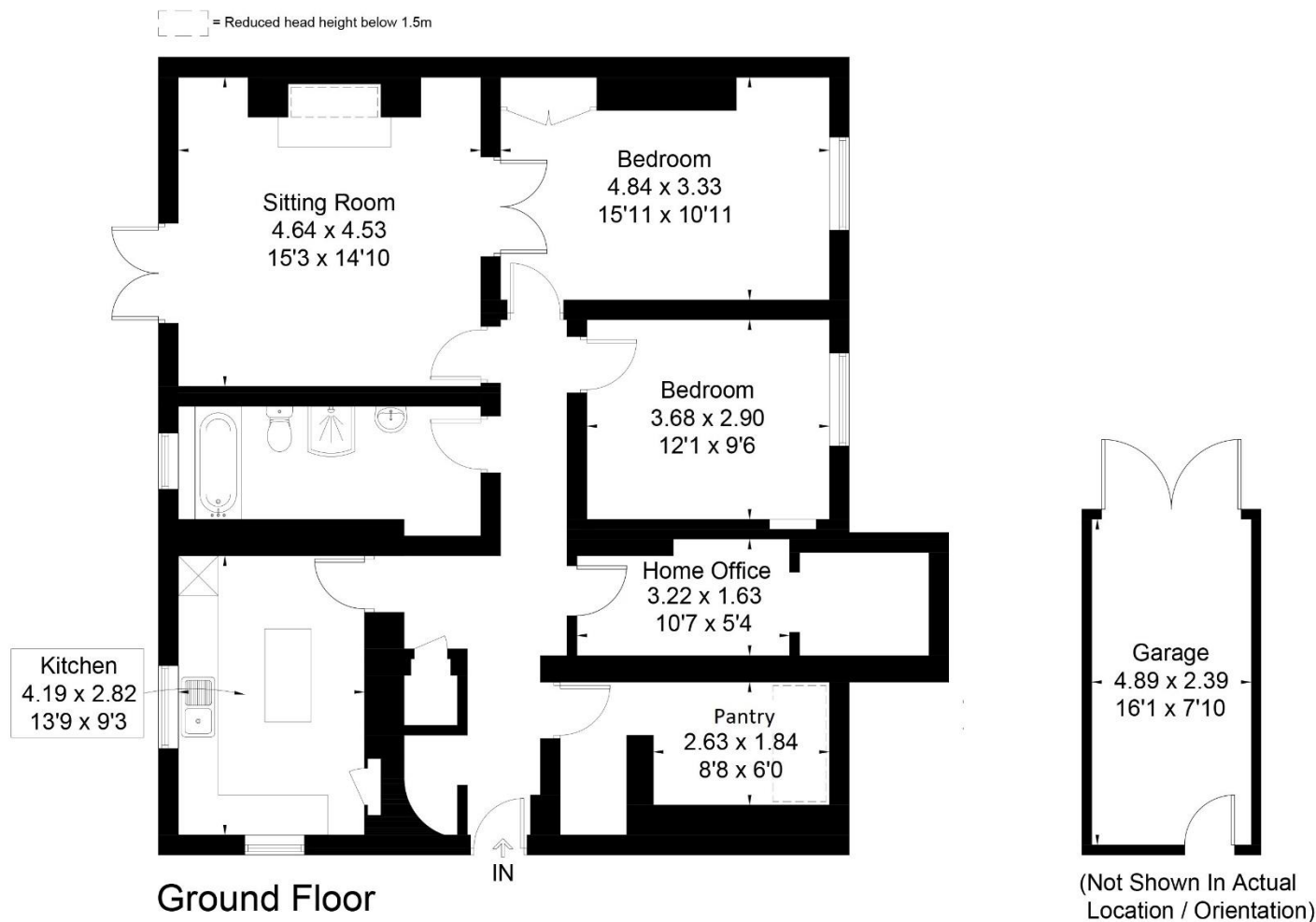
Cheltenham Borough Council: 01242 262626.

Council Tax Band: (B) - £ 1,747.29pa. (2025/2026).

Viewings are by appointment through Charles Lear & Co.



Approximate Floor Area = 110.9 sq m / 1194 sq ft
 Garage = 11.8 sq m / 127 sq ft
 Total = 122.7 sq m / 1321 sq ft



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