

APARTMENT 3, 79 THE PARK,
CHELTENHAM, GLOUCESTERSHIRE, GL50 2GA



APARTMENT 3, 79 THE PARK

This impressive apartment forms part of an exclusive development of just ten properties all with allocated parking and lift access. The apartment is located on the lower ground floor at the rear of the building with the benefit of a private and peaceful south facing patio garden, allocated parking and communal storage. The apartment offers an open plan kitchen/dining/sitting room, WC, utility room and two en-suite bedrooms with fitted wardrobes.

- Luxury landmark development constructed in 2013
- EPC Rating of B
- Exceptional communal areas with a lift to all floors
- Reception hall with a useful double store cupboard, cloakroom with an adjoining utility room with space for a washing machine and tumble dryer
- 23' open plan sitting/dining room with doors to a private terrace and an adjoining modern kitchen with generous storage and Corian work surfaces
- Two sizeable double bedroom suites, both with built in wardrobes and have a view of the rear patio
- Private south facing rear patio ideal for potted plants and patio furniture in addition a flight of steps lead to the carpark where there is one allocated parking bay and a communal lock up store/bike store
- Underfloor heating and Amtico flooring throughout
- Sought after location close to excellent facilities

In a peaceful location tucked away at the rear of the building is this impressive lower ground floor apartment benefiting from a WC with an adjoining utility room, a superb open plan kitchen/dining/sitting room, two bedroom suites with built in wardrobes and a private south facing patio with steps to the parking area. In addition there is underfloor heating and Amtico flooring throughout and the white timeless kitchen is offered with an integrated dishwasher and fridge freezer.





SITUATION

This outstanding landmark development stands on The Park, one of the most prestigious addresses in the town renowned for magnificent Regency architecture together with more individually designed homes. Locally there are excellent amenities in Tivoli and the Suffolk's, on the Bath Road and in Montpellier including restaurants, cafes and bars. The area is also favourable for access to the town's main transport links including the M5 motorway at J11 and Cheltenham rail station both of which are within three miles whilst there is a regular bus service into Cheltenham town centre which is also an enjoyable fifteen minute walk

GENERAL INFORMATION

Services: Mains water, electricity, solar panel, gas and drainage are connected to the property.
Tenure: Leasehold.
Lease Length: 150 years from 1st January 2012.
Annual Service Charge: £2300.00 paid in two instalments of £1150.00 in March and September
Managing Agents: Self-managed by the residents.
Council Tax Band: (D) - £2,145.48 pa. (2024/2025).
EPC Rating: B.

Viewings by appointment only with selling agents Charles Lear & Co 01242 222722



Approximate Gross Internal Area 878 sq ft - 82 sq m

