

# FLAT 7, 79 THE PARK

CHELTENHAM, GLOUCESTERSHIRE, GL50 2GA

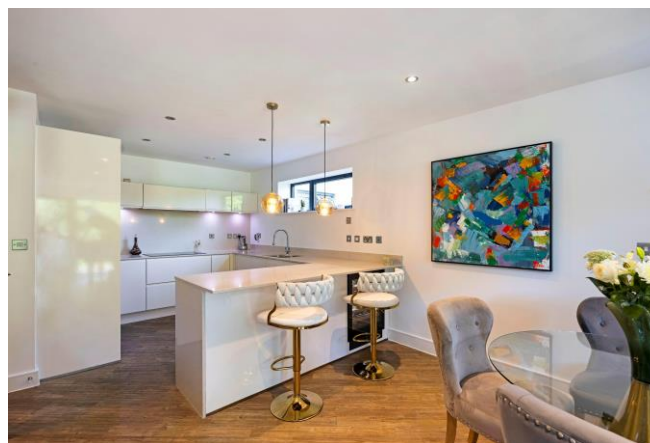


## FLAT 7, 79 THE PARK

A stunning three-bedroom, two-bathroom, first floor apartment with south-easterly facing balcony positioned in this highly desirable and exclusive development of just 10 apartments. The apartment also has a large parking space with EV charging and a shared lockable store.

### DESCRIPTION

Completed in 2013 by Linden Homes, this exceptional apartment is situated on the first floor within this sought after and highly regarded development. Electric gates provide access to the development together with secure parking. Flat 7, which has underfloor heating throughout, benefits from a larger than average allocated parking space which has been fitted with an EV charging point, together with a generous shared lockable cycle store. A key fob grants entry into the building where a stunning communal entrance hall offers a lift and stairs to all floors. Flat 7 has an impressive entrance hall and provides a generous storage/utility cupboard. The open-plan living room has a contemporary handle less kitchen with stone worksurfaces, breakfast bar and a range of integrated Siemens appliances including a wine fridge. There are well defined seating and dining areas, both of which enjoy the attractive view towards the Park Campus grounds. The principle bedroom has air conditioning, a range of fitted wardrobes and a recently upgraded en-suite shower room with airing cupboard. The guest bedroom also has a range of fitted wardrobes and shares a contemporary bathroom with the third and final bedroom, which remains a generous double room.





### 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) - £2,745.75 (2025/2026).

### TENURE

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

### Services:

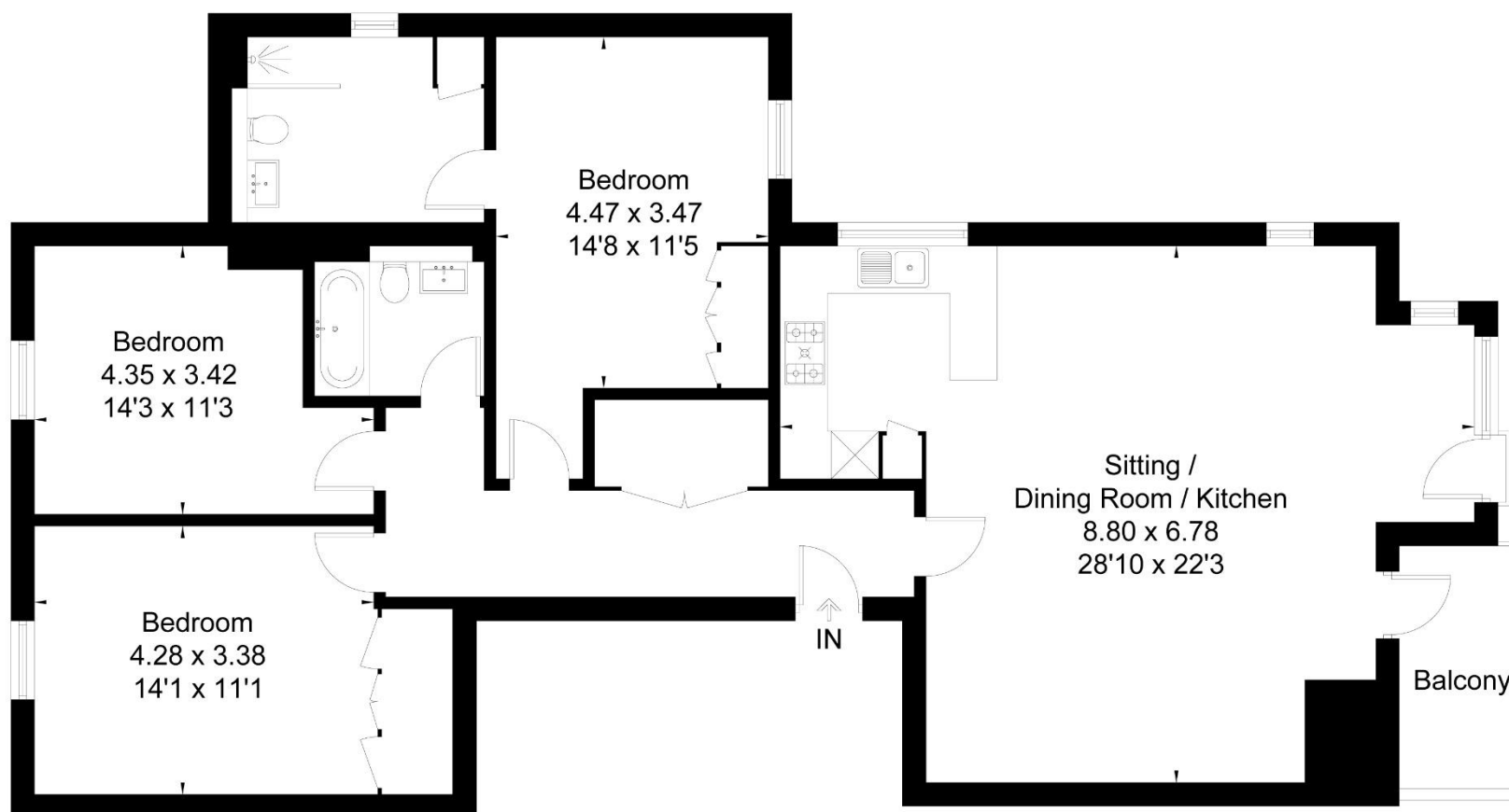
Mains water, electricity, gas and drainage are connected to the property.

### VIEWINGS

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



Approximate Floor Area = 122.4 sq m / 1317 sq ft



## First Floor



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 #62759