

APARTMENT 7, EXCHANGE COURT
PARABOLA ROAD, CHELTENHAM, GL50 3BD





A first-floor apartment in Cheltenham's most prestigious development. Offering 3 bedrooms, 3 bathrooms and two secure, allocated parking spaces, Exchange Court is set back from a popular tree lined road in Montpellier.

DESCRIPTION

Built in 2023 by the luxury house builder, Brookworth Homes, Exchange Court has just 12 exclusive apartments in the heart of upmarket Cheltenham. Montpellier's boutique shops, cafes, restaurants and wine bars are all within a short walk, whilst the town's architecturally inspiring Promenade, John Lewis and the High Street are all within walking distance.

A luxurious communal entrance hall leads to a lift and stairs to the first floor where an imposing front door opens into a wide and inviting hall. To the front of the building there is a large open plan living space, complete with a contemporary German kitchen by Nolte, that includes a central island, Quooker boiling water tap Miele appliances including four ovens, induction hob and wine cooler. The sitting/dining area is complete with a media wall and enjoys a double aspect including doors opening onto a large balcony.

At the rear of the building three well proportioned en-suite bedrooms may be found. The principal bedroom enjoys a large ensuite bathroom with free-standing Victoria + Albert bath, shower enclosure and twin wash hand basins. The remaining bedrooms both offer fully tiled shower rooms and two are fitted with wardrobes. Additionally, the apartment has a utility room that previously provided a toilet for guests and plentiful storage in the hallway.

Additional features include:

- Enhanced thermal & acoustic insulation
- Underfloor heating throughout
- Control4 Smart Home system
- Lutron lighting and automated blind system
- Wireless alarm and security system including CCTV





Approximate Gross Internal Area = 129.3 sq m / 1392 sq ft

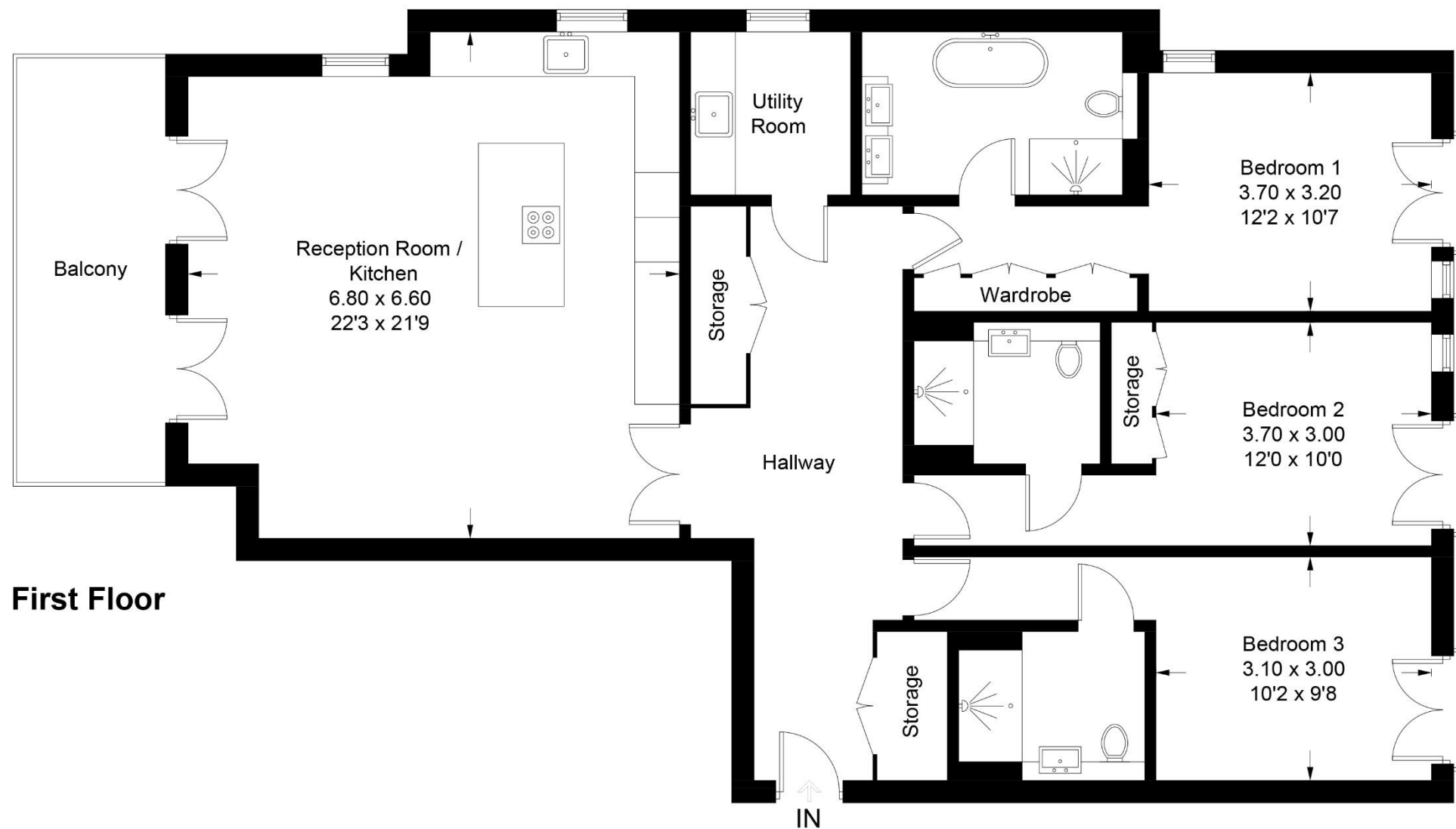


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1251152)



GENERAL INFORMATION

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

Over 8 years remain on the original New Home guarantee.

COUNCIL TAX

Cheltenham Borough Council – 01242 262626.
Council Tax Band (D) - £2,246.52pa. (25/26).

LEASE INFORMATION

Original Lease Length – 999 Years

SERVICE CHARGE

Approx. £3,229pa.

ASKING PRICE

£1,375,000

EPC RATING

B - 87

The full EPC is available on request.

VIEWINGS

Strictly by prior appointment through the sole agents,
Charles Lear & Co. on +44 (0)1242 222722.

Charles Lear & Co.

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