

15 WESTERN COURT WESTERN ROAD

CHELtenham, GLOUCESTERSHIRE, GL50 3RH



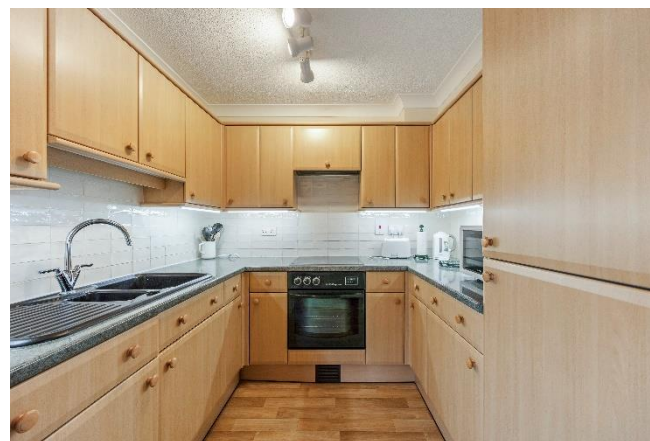


Quietly positioned on the third floor of Western Court, this spacious 3 bedroom apartment offers approximately 950 square feet of accommodation and a subterranean parking space which is accessed from western Road.

Upon entering 15 Western Court you are greeted with a generous entrance hall leading to the corridor which gives access to all other rooms. There are two double bedrooms with built in storage as well as one smaller bedroom which would fit a single bed or would be ideal as a home office or hobby room. There is one bathroom in the property with a shower over bath and matching white suite. In addition to the built in wardrobes in the bedrooms, there is a storage room off the hallway. This room could easily be converted in to a second bathroom and has been done elsewhere in the building. At the end of the hallway, you enter the living room and are greeted with outstanding views of Christ Church. The living area has sliding doors which open on to a private balcony overlooking the communal gardens and spire of the church. Adjacent to the living space is a dining area, conveniently positioned next to the kitchen, with the same views out of the sliding doors. The kitchen boasts fitted appliances such as a fridge freezer, dishwasher and washing machine.

Western Court is a purpose-built development which benefits from gated underground parking and a lift to all floors. Residents also enjoy a landscaped communal garden, lockable storage room and a laundry room. The property comes with a share of the freehold with a long lease.

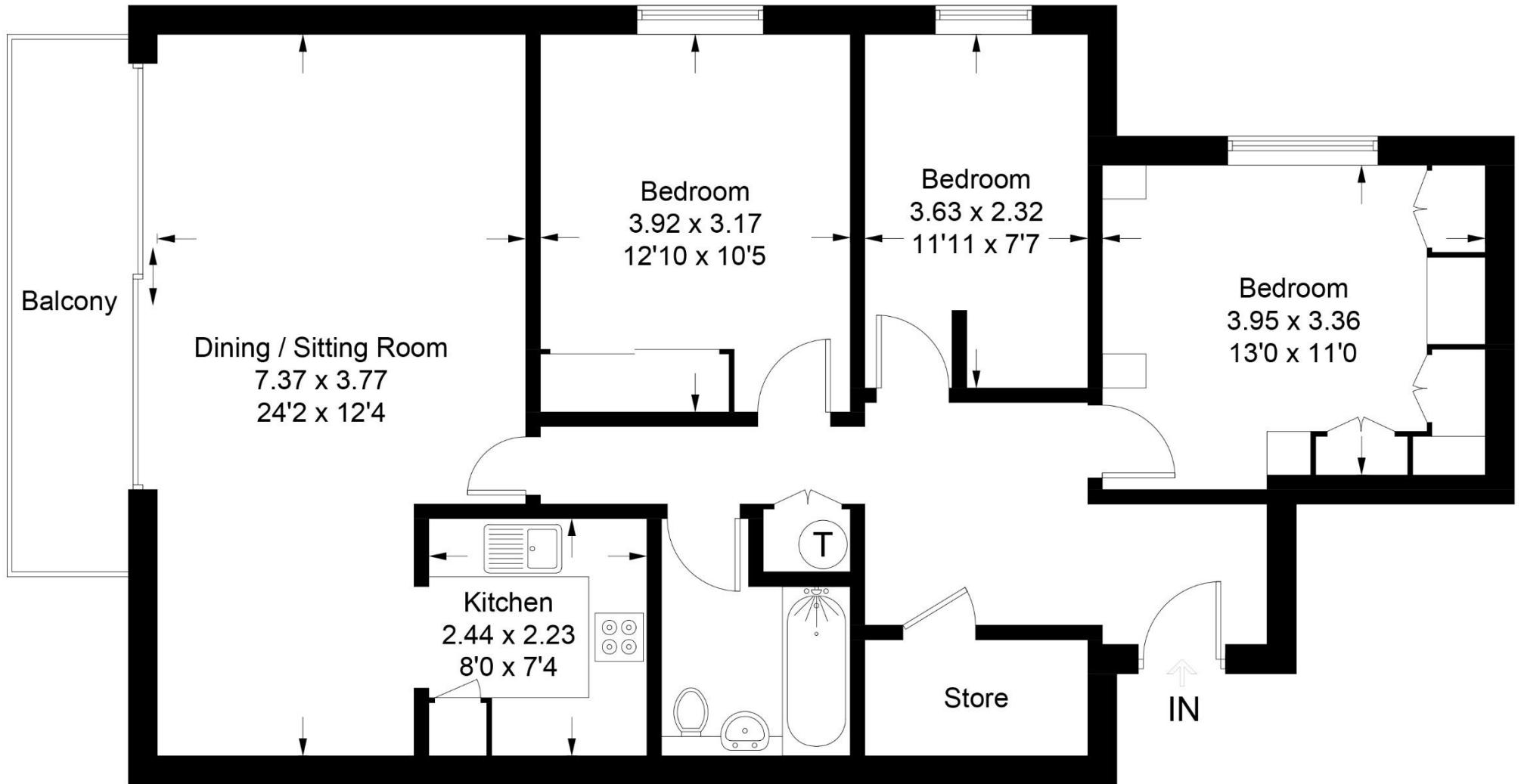
15 Western Court is located in Cheltenham's Christchurch neighbourhood, conveniently located a short walk away from Montpellier's cafes, restaurants and boutique shops. Cheltenham itself is recognised as Britain's most complete Regency spa town, noted for its exceptionally well preserved architecture. The town hosts its annual literature, jazz, science and food and drink festivals, as well as a multitude of racing events through the year including The Gold Cup.





15 Western Court

Approximate Gross Internal Area = 88.7 sq m / 955 sq ft



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1258172)



GENERAL INFORMATION

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

Lease Details

Leasehold with a share of the freehold

Years remaining: 959

Service charge: £2,285.32pa

Ground rent: £0

Managing agents: Cambray Property Management

COUNCIL TAX BAND

(D) - £2,246.52pa. (2025/2026).

EPC RATING

E 77

GUIDE PRICE

£330,000

VIEWINGS

Strictly by prior appointment through
Charles Lear & Co. on
01242 222722

Charles Lear & Co.

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