



MORGAN ASSOCIATES

— ESTATE & LETTINGS AGENCY —



Oak Lodge, The Park,  
Cheltenham GL50 2RT  
Price Guide £265,000





## Oak Lodge, The Park,

### Cheltenham GL50 2RT

A well-proportioned two-bedroom apartment in the heart of The Park - one of Cheltenham's most desirable addresses - offered to the market with no onward chain.

#### Full Description

This light-filled ground floor apartment enjoys a prime position within a well-maintained development, offering the rare combination of town-centre convenience and peaceful, landscaped surroundings.

Upon entering, a spacious hallway provides excellent built-in storage and access to all principal rooms. The generous sitting/dining room is a standout space, bathed in natural light via large windows and French doors, which open directly onto the beautifully kept communal gardens - ideal for enjoying the warmer months with a coffee or a book in hand.

The kitchen is bright and practical, with dual-aspect windows and room for a small breakfast table, making it a cheerful and functional space.

The apartment also benefits from two double bedrooms, each with integrated storage and comfortably sized to accommodate additional furnishings. A bathroom with bath, shower and basin sits next to a separate WC - a sensible layout that adds to the property's functionality.

Externally, residents enjoy access to extensive landscaped gardens and benefit from unallocated off-road parking for one vehicle.

The property is also equipped with a Nuaire Flatmaster Ventilation System, designed to improve air quality by reducing allergens and filtering outdoor pollutants, promoting a healthier indoor environment.

#### The Location

The Park is one of Cheltenham's most prestigious residential areas - a leafy enclave that remains just moments from the town's vibrant centre. Renowned for its Regency architecture, Cheltenham offers a cosmopolitan lifestyle with a rich cultural calendar, Michelin-starred dining, stylish boutiques, and world-famous festivals including literature, jazz, and, of course, the Cheltenham Races.

#### Further Information

Tenure: Leasehold, share of the freehold

Lease Duration: 999 years from 25th March 1965

Service Charge: £1,500 per annum

Ground Rent: £25 per annum

Management Company : Cambray Property Management Ltd

Services: Mains electricity, water, gas and drainage.

Council Tax Band: C

Local Authority: Cheltenham Borough Council. Tel. 01242 262626



Floor Plan

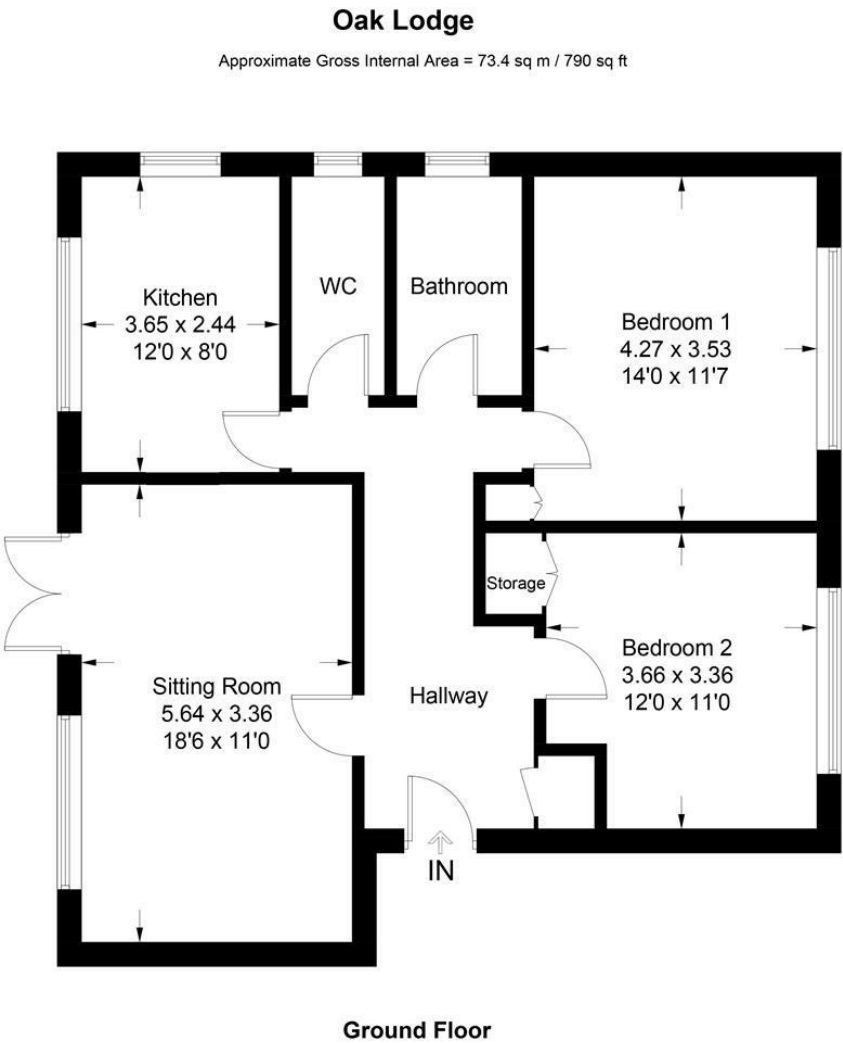
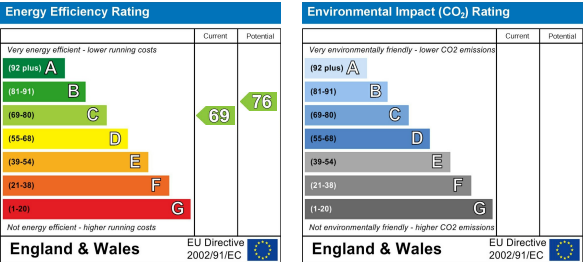


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Energy Efficiency Graph



Area Map



Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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