

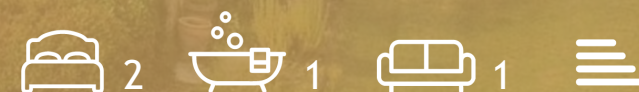


MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



Prestbury Manor, Southam Road,  
Prestbury GL52 3NQ  
Guide Price £257,000



## Prestbury Manor, Southam Road, Prestbury GL52 3NQ

A substantial two-bedroom apartment within the prestigious Prestbury Manor, offering generous living space, a newly fitted kitchen, beautiful communal grounds, and an en bloc garage. Residents enjoy access to a private tennis court and the tranquillity of this historic setting, just a short distance from Cheltenham town centre.

### Full Description

Set within the distinguished grounds of Prestbury Manor, this elegant apartment forms part of one of Cheltenham's most admired period conversions. The property offers well-balanced accommodation across a single level, combining period character with modern upgrades.

The principal reception room is spacious and welcoming, featuring a wood-burning stove and a striking feature window that frames the landscaped gardens. The adjoining newly fitted kitchen is finished in a smart, modern style and offers generous storage and workspace.

A corridor leads from the reception area to the private accommodation. The principal bedroom enjoys views over the communal gardens and a peaceful outlook. The second bedroom, also overlooking the gardens, lends itself well as a study, dressing room or occasional guest space. The bathroom is well-appointed with both a bath and a separate shower.

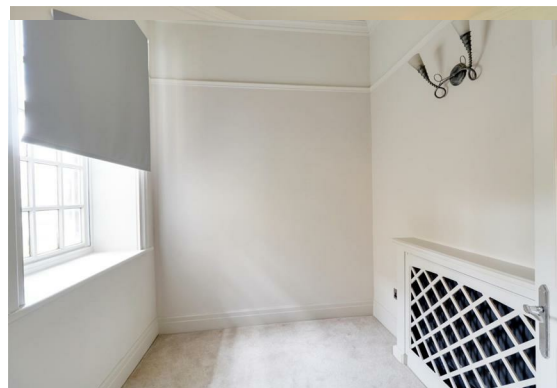
Externally, the property benefits from an en bloc car port, private storage cupboard, residents' parking, expansive communal gardens, and exclusive use of a tennis court—enhancing the overall lifestyle offering of this unique development.





### Location

Prestbury Manor sits just outside the heart of Prestbury Village, one of Cheltenham's most desirable residential areas. The location offers the charm and tranquility of village life, with a choice of pubs, local amenities and countryside walks all within walking distance. Cheltenham town centre is only a short drive away, offering access to a wide range of shops, restaurants, schools and cultural attractions.



The Manor itself enjoys a discreet, elevated position set back from the road, surrounded by mature gardens and rolling Cotswold countryside.

### Further Information

Tenure: Leasehold

Lease Duration: 125 years from 31st March 1993

Service Charge: Approximately £2700 per annum

Ground Rent: Peppercorn

Services: Mains electricity, water, gas and drainage.

Council Tax Band: C

Local Authority: Cheltenham Borough Council.Tel.01242 26 26 26



Floor Plan

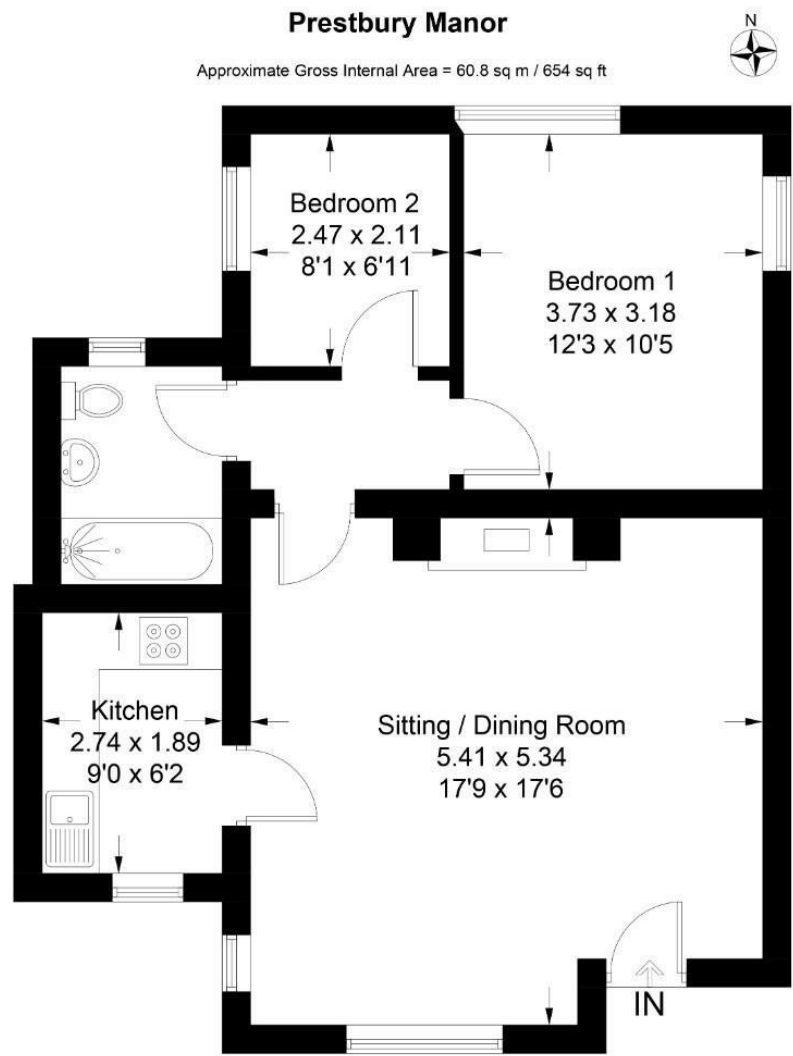
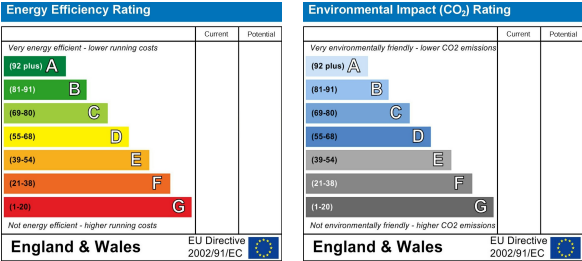


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1117791)

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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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