

CR
COOK
Residential

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www.cookresidential.co.uk



- PRIME CHELTENHAM LOCATION
- TWO VERSATILE DOUBLE BEDROOMS
- PARQUET FLOORING UNDER THE CARPET
- SPACIOUS LIVING ROOM WITH DUAL ASPECT
- BEAUTIFULLY LANDSCAPED COMMUNAL GARDENS
- FIRST-COME, FIRST-SERVED PARKING

Guide Price £280,000

Park House

Park Place

GL50 2RF

Park House, Park Place, GL50 2RF

Cook Residential is delighted to present this unique two-bedroom garden apartment situated in The Park district of Cheltenham. Surrounded by beautiful, landscaped gardens and positioned between Montpellier, Tivoli, and Bath Road, this charming property offers peaceful living. A perfect blend of tranquillity and convenience, this property is ideal for those looking for a serene retreat close to the heart of Cheltenham.

Upon entering the apartment, a spacious hallway services the principal accommodation.

Living Room: The spacious living room enjoys a dual aspect, with large windows that flood the room with natural light and offer stunning views of the beautifully landscaped gardens. Carpeted flooring enhances the cozy atmosphere, making this a perfect space for relaxation.

Kitchen: The kitchen features wooden flooring and cream wood wall and base units complemented by cream countertops. There is space for a cooker, undercounter fridge freezer, and washing machine. The kitchen also offers a lovely view of the surrounding gardens, creating a pleasant cooking environment.

Bedroom One: A generously sized double room, bedroom one benefits from large windows that allow plenty of natural light to stream in, creating a bright and welcoming space.

Bedroom Two: Currently used as a second reception room/study, bedroom two is also a good-sized room located just off the living room. This versatile space can easily be adapted to suit your needs, whether as a bedroom, office, or additional living area.

Bathroom: The bathroom is tastefully finished with tiled walls and flooring, featuring a sink and a shower over the bath, with a separate w/c, providing all the essentials for your daily routine.

Gardens: Externally, the apartment is surrounded by beautifully landscaped gardens, including a large pond. These well-maintained grounds offer a serene escape and are perfect for outdoor relaxation.



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Parking: Parking is available on a 'first come, first serve' basis.

Additional Benefits: There is Parquet flooring throughout under the carpet.

Tenure: Leasehold

Lease Length: 934 Years

Ground Rent: £0

Service Charge: £1,800

Service Charge review Period: Annually

Council Tax Band: C

A viewing is highly recommended to fully appreciate the charm and potential of this unique garden apartment.

The Park is a popular residential district in Cheltenham, known for its tree-lined streets and proximity to Gloucestershire University's Park Campus. The area offers a perfect balance of tranquil living and convenient access to local amenities, including shops, eateries, and public gardens. This location offers easy access to the A417 to Cirencester, A40 to Gloucester and M5 Motorway, and is ideal for commuters and those who enjoy being close to the vibrant town centre.

All information regarding the property details, including its position on Leasehold, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

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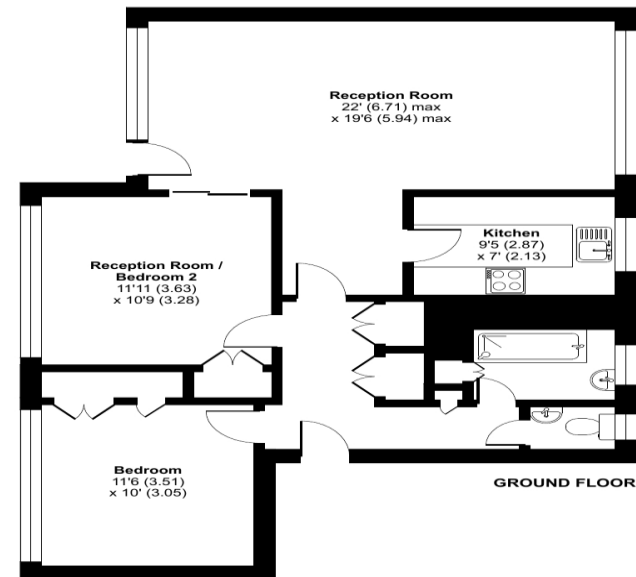


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.EPC4U.COM		

Park Place, Cheltenham, GL50

Approximate Area = 844 sq ft / 78.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cook Residential. REF: 1179123