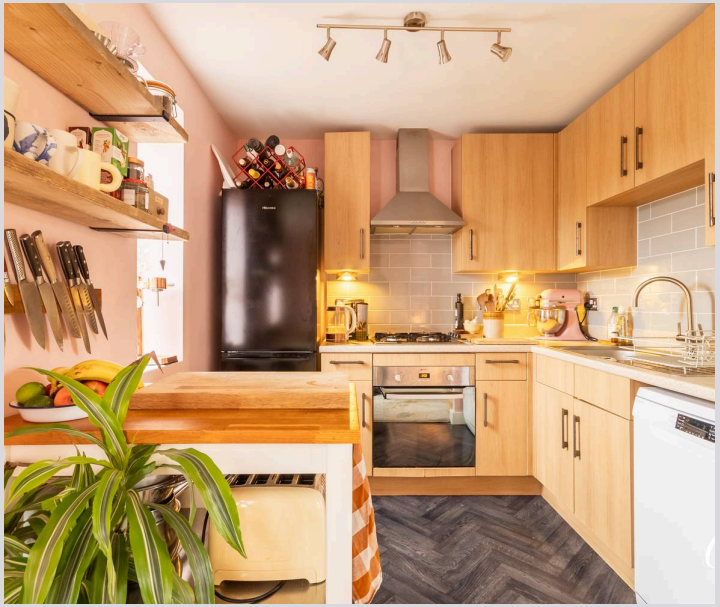


Fort Leney Walk, Cheltenham, GL50 4GL

Guide Price £180,000







Fort Leney Walk

Cheltenham, GL50 4GL

A beautifully presented one-bedroom first-floor apartment, offering a spacious sitting/dining room,separate kitchen, double bedroom, bathroom, allocated parking and communal courtyard. No Onward Chain.

- No Onward Chain
- Beautifully Presented One-Bedroom First-Floor Apartment
- Spacious Sitting/Dining Room And Separate Fitted Kitchen
- Allocated Parking Space And Lockable Brick-Built Storage Shed
- Shared Communal Garden And Additional Loft Storage
- Convenient Location To The Town Centre And Pittville Park






FORCE
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Situated within a modern red-brick development, this beautifully presented one-bedroom first-floor apartment offers an appealing combination of stylish interiors, well-proportioned accommodation and excellent practical features. The property benefits from a spacious sitting/dining room, a separate fitted kitchen, a generous double bedroom and a bathroom, alongside useful built-in storage and additional loft space. Outside, residents enjoy access to an attractive shared communal garden, while an allocated parking space and separate lockable brick-built storage shed provide further convenience. Ideally positioned within easy reach of Cheltenham town centre via the popular Honeybourne Line, this charming apartment presents an excellent opportunity for first-time buyers, professionals or investors seeking a well-located home. Offered to the market with no onward chain.

Entrance Hall: Accessed via an external staircase leading to the first floor, the apartment opens into an entrance hallway providing access to the principal rooms. Two built-in storage cupboards offer valuable space for household essentials, while additional loft storage provides further practicality.

Sitting/Dining Room: A beautifully presented and generously proportioned reception room, offering an inviting space for both relaxing and entertaining. Decorated in soft pink tones, the room enjoys a bright and welcoming atmosphere, with two windows allowing plenty of natural light to fill the space. The generous proportions comfortably accommodate a substantial seating arrangement alongside a dedicated dining area, creating a versatile setting for everyday living. Recessed ceiling spotlights and fitted carpeting complete this attractive room.

Kitchen: A well-appointed kitchen fitted with a range of light wood-effect wall and base units, complemented by work surfaces and contemporary grey tiled splashbacks. Integrated appliances include an electric oven with a four-ring gas hob and stainless steel extractor hood above, while a stainless steel sink with drainer is positioned beneath additional cabinetry. There is space for freestanding appliances, and open wooden shelving provides further storage and display opportunities. Attractive herringbone-effect flooring adds a contemporary finish, while a window allows natural light into the room.

Bedroom: A spacious and beautifully presented double bedroom, decorated in warm neutral tones to create a relaxing and welcoming retreat. The generous proportions comfortably accommodate a double bed alongside additional bedroom furniture, with ample space for freestanding wardrobes and storage. A large window overlooks the surrounding greenery, allowing natural light to fill the room, while fitted carpeting and a radiator complete the accommodation.

Bathroom: The bathroom is fitted with a white suite comprising a panelled bath with an overhead rainfall shower and separate handheld attachment, pedestal wash hand basin and WC. White tiled walls surround the bathing area, complemented by sage-green painted walls, dark flooring and wooden shelving providing useful additional storage.

Communal Garden: To the rear of the development is an attractive enclosed communal garden shared with one other resident, providing a pleasant outdoor space to enjoy. The garden features a paved seating area, ideal for outdoor dining or relaxing, surrounded by decorative gravel borders and established planting. Brick boundary walls and timber fencing create a sheltered setting, offering an appealing outdoor retreat.

Parking And External Storage: The property benefits from one allocated parking space, providing convenient off-road parking. A separate lockable brick-built storage shed offers valuable additional space for bicycles, outdoor equipment and other household items.

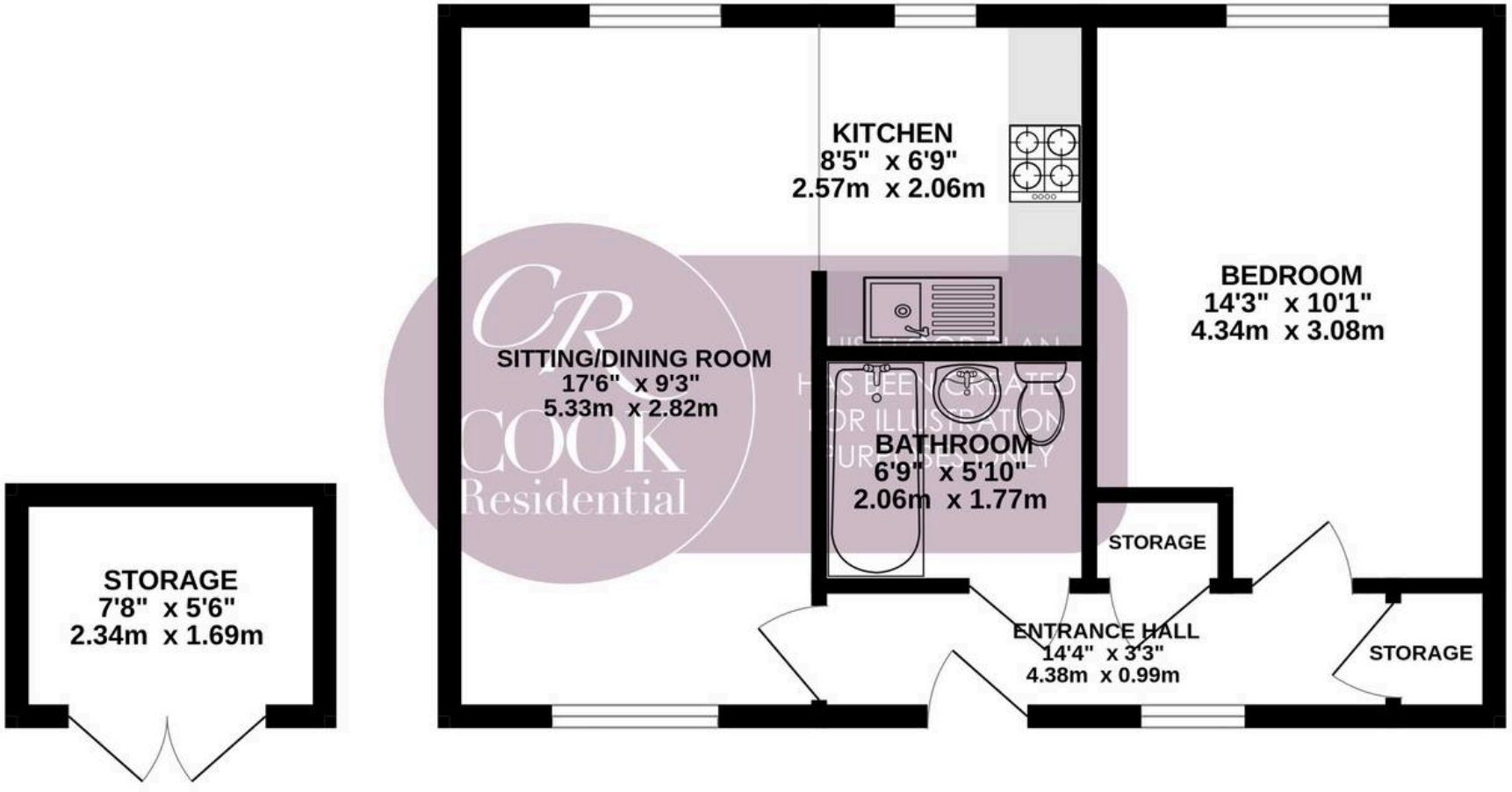
Additional Details:

- **Tenure:** Leasehold
- **Lease Length:** Approx. 114 Years
- **Ground Rent:** £150 Per Annum
- **Service Charge:** £294 Per Annum
- **Council Tax Band:** A
- **EPC Rating:** C

Location: Fort Leney Walk enjoys a desirable position on the boundary of Pittville Park, offering immediate access to its beautiful green spaces, picturesque lakes and scenic walking routes. Cheltenham town centre is within comfortable walking distance via the popular Honeybourne Line, providing easy access to an excellent selection of shops, cafés, restaurants and leisure facilities. The location combines the convenience of central living with the tranquillity of Pittville Park on the doorstep.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, they are intended as a guide only and do not form part of any offer or contract. All measurements, descriptions and details are approximate and should be independently verified by prospective purchasers. Leasehold information, including service charges, ground rent and lease length, should be confirmed by the purchaser's solicitor.

FIRST FLOOR
500 sq.ft. (46.4 sq.m.) approx.



CR COOK Residential

TOTAL FLOOR AREA : 500 sq.ft. (46.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.