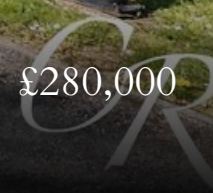




Flat 6, Hatherley House, Hatherley Road  
Cheltenham

Guide Price £280,000





## Flat 6, Hatherley House

Hatherley Road, Cheltenham, GL51 6EB

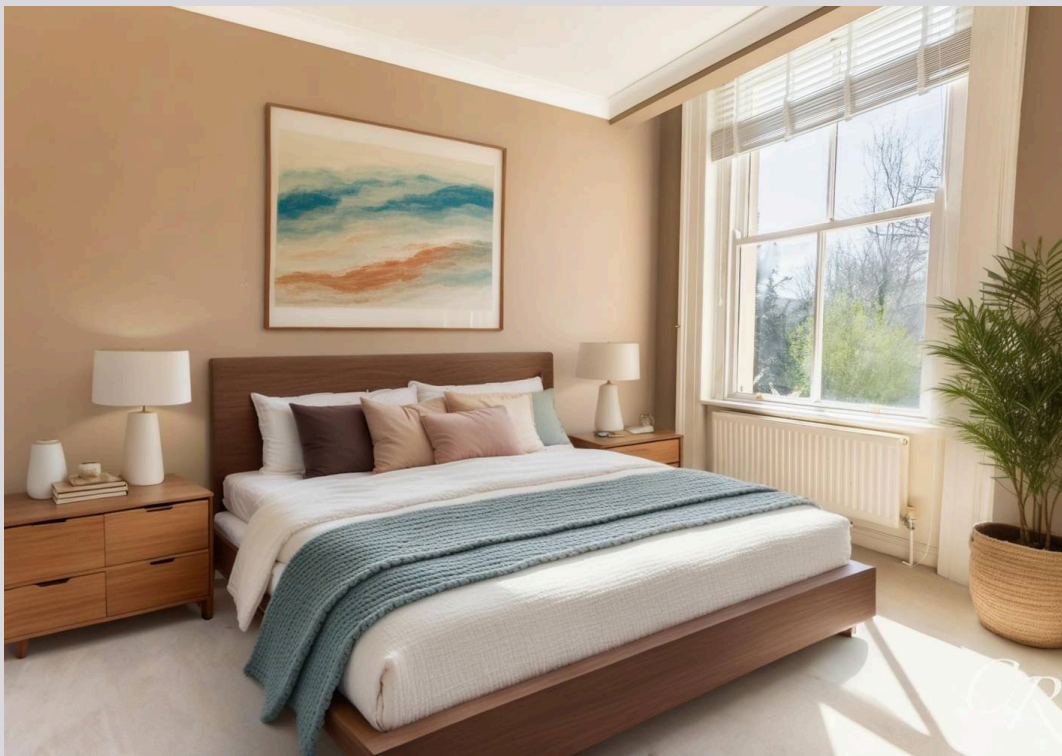
Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

- No Onward Chain
- Elegant Period First Floor Apartment with High Ceilings & Sash Windows
- Impressive Sitting/Dining Room with Feature Fireplace
- Two Double Bedrooms with En-Suite to Principal
- Modern Kitchen & Contemporary Shower Room
- Lift Access & Allocated Parking





This impressive two-bedroom apartment is set within an attractive period building, offering elegant living space with high ceilings, large sash windows and a wonderful sense of light throughout. Positioned on the first floor and accessed via both lift and stairs, the property combines classic architectural features with modern finishes, all within a well-maintained development. No Onward Chain.

**Entrance Hallway:** A spacious and welcoming hallway providing access to all rooms. The L-shaped hallway has two very large floor to ceiling integrated storage cupboards, and also provides access to the entry phone system.

**Sitting/Dining Room:** The spacious sitting/dining room has ample space for relaxing and watching television, entertaining friends, or relaxing by watching the trees, clouds and sky through the two large sash windows.

**Kitchen:** The kitchen benefits from a modern integrated fridge-freezer, dishwasher, washer-drier and microwave. There is an induction hob and an oven, and the combi boiler provides ample hot water on demand to the kitchen sink and both bathrooms.

**Bedroom One:** A bright double bedroom with high ceilings and a large window allowing for plenty of natural light. This room benefits from large built-in double wardrobe and an en-suite shower room.

**En-Suite:** The en-suite is fitted with a large shower, handwash basin and toilet. The large window with frosted privacy glass to the bottom keeps the room light and bright.

**Bedroom Two:** A large double bedroom, with a sash window to let the light stream in.

**Shower Room:** A modern shower room, with a large shower benefiting from a rain shower head, wash hand basin and lighted mirror cabinet, and toilet. There is also a heated radiator/ towel rack.

#### **Additional Details:**

**Tenure:** Leasehold with a share of the freehold

**Lease Length:** 994 years remaining

**Service Charge:** £2,400 Per Annum

**Council Tax Band:** C

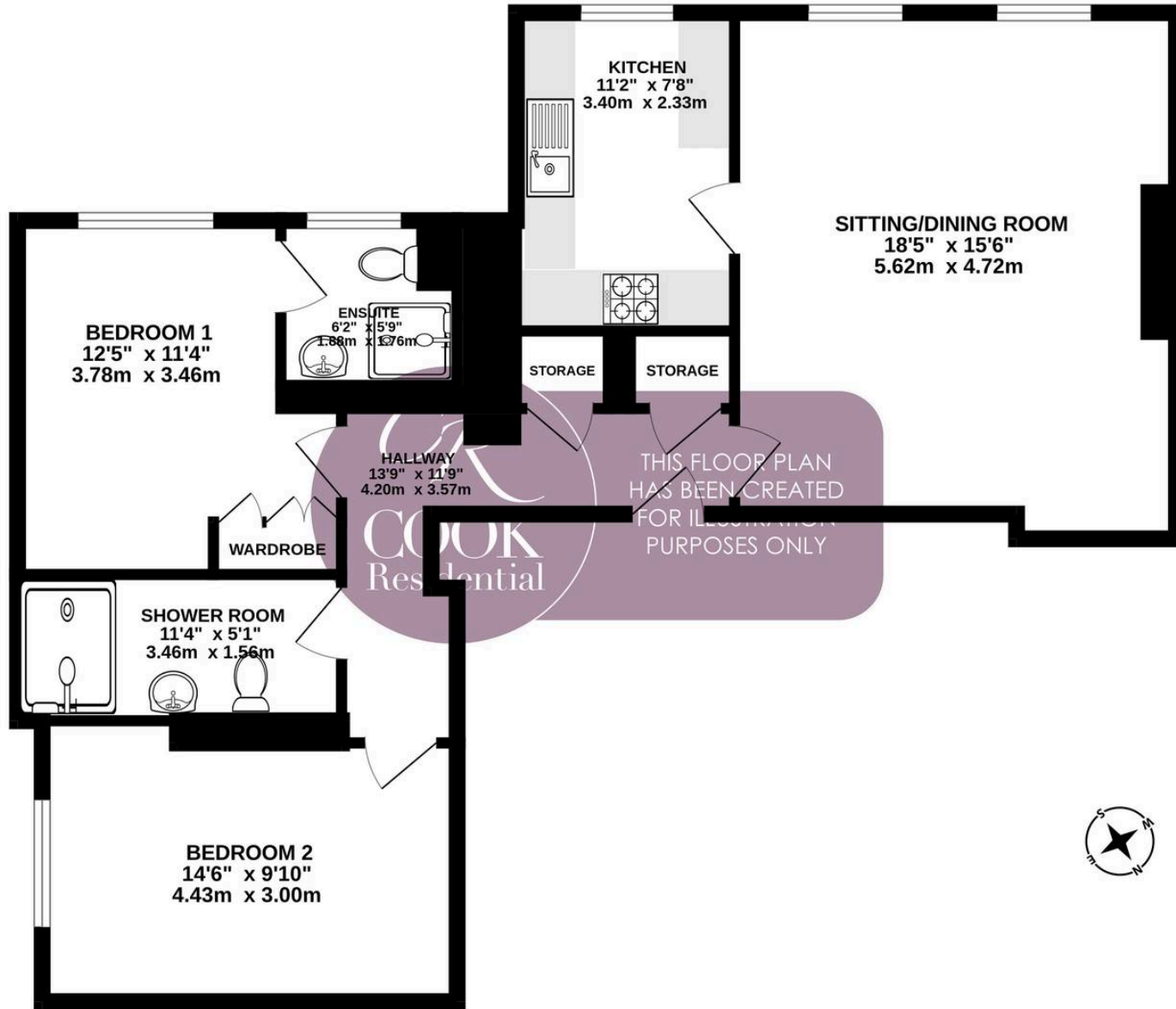
**Parking:** One allocated parking space is provided, along with additional visitor parking within the development.

**Location:** Lansdown is one of Cheltenham's most desirable areas, known for its elegant Regency homes and tree-lined streets. Ideally located close to the town centre, Montpellier and the Promenade, it offers a superb range of shops, cafés and restaurants, along with excellent transport links via Cheltenham Spa railway station.

**Important Notice:** These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.



FIRST FLOOR  
809 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.1 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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