

Cedar Court, Humphris Place, Cheltenham, GL53 7FB

In Excess of £350,000







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An elegantly presented two-bedroom ground-floor apartment forming part of Cedar Court, an exclusive over-55s development. Extending to approximately 927 sq. ft., the apartment offers spacious and thoughtfully arranged accommodation, including an impressive open-plan kitchen, dining and sitting room with direct access to a private terrace, two generous double bedrooms, an en-suite shower room, a separate bathroom and a useful utility room.

Additional Details:

Tenure: Leasehold

Council Tax Band: D – Cheltenham Borough Council

EPC Rating: C

- Beautifully Presented Two-Bedroom Ground-Floor Apartment With impressive Private Terrace
- Exclusive Over-55s Development Within The Grounds Of Thirlestaine Hall
- Spacious Open-Plan Kitchen, Dining And Sitting Room With Private Terrace
- Two Double Bedrooms, Principal With En-Suite Shower Room
- Underfloor Heating Throughout, Lift Access To Upper Floors And A Residents' Communal Lounge
- Beautifully Maintained Communal Gardens, Allocated Parking And Visitor Parking

















Situated within the beautiful grounds of Thirlestaine Hall, this elegantly presented two-bedroom ground-floor apartment forms part of Cedar Court, an exclusive over-55s development offering a wonderful combination of comfortable living, attractive communal facilities and beautifully maintained surroundings. Extending to approximately 927 sq. ft., the apartment offers spacious and thoughtfully arranged accommodation, including an impressive open-plan kitchen, dining and sitting room with direct access to a private terrace, two generous double bedrooms, an en-suite shower room, a separate bathroom and a useful utility room. Further benefits include underfloor heating throughout, allocated parking, lift access to all floors and beautifully landscaped communal gardens, all within easy reach of Cheltenham town centre.

Entrance Hall: The apartment is accessed via a welcoming entrance hallway, providing a central connection to the principal accommodation. Finished in neutral tones, the hallway offers a bright and inviting introduction to the property, with two useful built-in storage cupboards providing practical space for coats, household essentials and additional belongings.

Kitchen, Dining And Sitting Room: An impressive open-plan living space offering generous proportions and a thoughtfully designed layout, creating an ideal environment for both everyday living and entertaining. The sitting area provides ample room for comfortable seating and accompanying furniture, with a feature fireplace creating an attractive focal point. Large windows and glazed French doors allow natural light to fill the room, enhancing the sense of space and providing a pleasant outlook towards the surrounding greenery.

The dining area is conveniently positioned between the kitchen and sitting room, comfortably accommodating a dining table and chairs, making it ideal for both informal meals and entertaining family and friends.

The kitchen is beautifully appointed with an attractive range of cream shaker-style wall and base units, complemented by contrasting work surfaces and tiled splashbacks. Integrated appliances and generous cupboard storage provide a practical and well-organised cooking environment, while the open-plan arrangement allows the kitchen to remain connected to the adjoining dining and sitting areas.

French doors open directly onto the private terrace, creating a lovely connection between the internal accommodation and the outdoor space.

Private Terrace: Accessed directly from the open-plan living accommodation, the private terrace provides an attractive and sheltered outdoor seating area. Finished with paving and enclosed by established planting and decorative railings, the terrace offers space for a table and chairs, creating a peaceful setting for morning coffee, outdoor dining or simply enjoying the beautifully maintained surroundings.

Bedroom One: A generously proportioned principal bedroom, beautifully presented in soft, neutral tones and offering a comfortable and relaxing retreat. A large window provides an abundance of natural light and pleasant views towards the established greenery outside. The room comfortably accommodates a double bed and additional bedroom furniture, while fitted wardrobes provide excellent storage without compromising the available floor space. A private en-suite shower room adds further convenience.

En-Suite Shower Room: A contemporary en-suite comprising a glazed shower enclosure, WC and wash hand basin set within a stylish vanity unit offering useful storage. Complementary wall tiling creates a smart and cohesive finish, while a frosted window allows natural light into the room whilst maintaining privacy.

Bedroom Two: A spacious and versatile second double bedroom, offering excellent flexibility for visiting family and friends or alternative use as a hobby room or additional sitting room. A large window provides plenty of natural light, while a fitted double wardrobe offers practical storage. The generous proportions allow for a range of furniture arrangements, making this a particularly adaptable room.

Bathroom: A beautifully appointed bathroom featuring a panelled bath with rainfall shower over and glazed shower screen, WC and wash hand basin set within a contemporary vanity unit with useful storage beneath. Elegant stone-effect wall tiling complements the neutral finishes, while a chrome heated towel rail and coordinating flooring complete the room.

Utility Room: A practical separate utility room, conveniently positioned off the entrance hallway and providing dedicated space for laundry appliances. A worktop offers a useful additional surface, while shelving provides storage for household essentials, helping to maintain the uncluttered appearance of the main living accommodation.

Communal Lounge: Residents of Cedar Court also benefit from access to a spacious communal lounge, providing an inviting setting for socialising, entertaining visiting family and friends, or simply relaxing. The lounge is complemented by kitchen facilities, offering added convenience for gatherings and social occasions.

Communal Gardens And Grounds: The beautifully maintained communal grounds feature a generous patio area with outdoor seating, providing an attractive space for relaxation and enjoyment. Beyond, an immaculate lawn is framed by an established collection of mature trees and shrubs, creating a peaceful and picturesque setting with a wonderful sense of privacy.

The development forms part of the impressive Thirlestaine Hall estate, where landscaped grounds and attractive surroundings contribute to the appeal of this established residential setting.

Parking: The apartment benefits from an allocated parking space outside the private terrace, offering excellent convenience and easy access, with additional visitor parking available within the development, providing convenience for both residents and their guests.

Additional Details:

Ground Rent: £350 per annum

Thirlestaine Estate Service Charge: Currently £1,118.28 per annum

Cedar Court Service Charge: Currently £1650 every six months (£3,300 per annum)

Right To Manage Company: Cedar Court benefits from its own Right to Manage company, operated by the residents themselves. This provides property owners with an opportunity to participate in decisions regarding the management of the development, including proposed service charge increases, maintenance expenditure and works undertaken. This resident-led approach encourages transparency and allows owners to have a say in the ongoing management and upkeep of Cedar Court.

Location: Cedar Court enjoys an enviable position within the attractive grounds of Thirlestaine Hall, situated off Humphris Place in one of Cheltenham's most desirable residential areas. The development offers a peaceful and established setting, surrounded by beautifully maintained communal gardens, while remaining conveniently positioned for the town's excellent range of amenities.

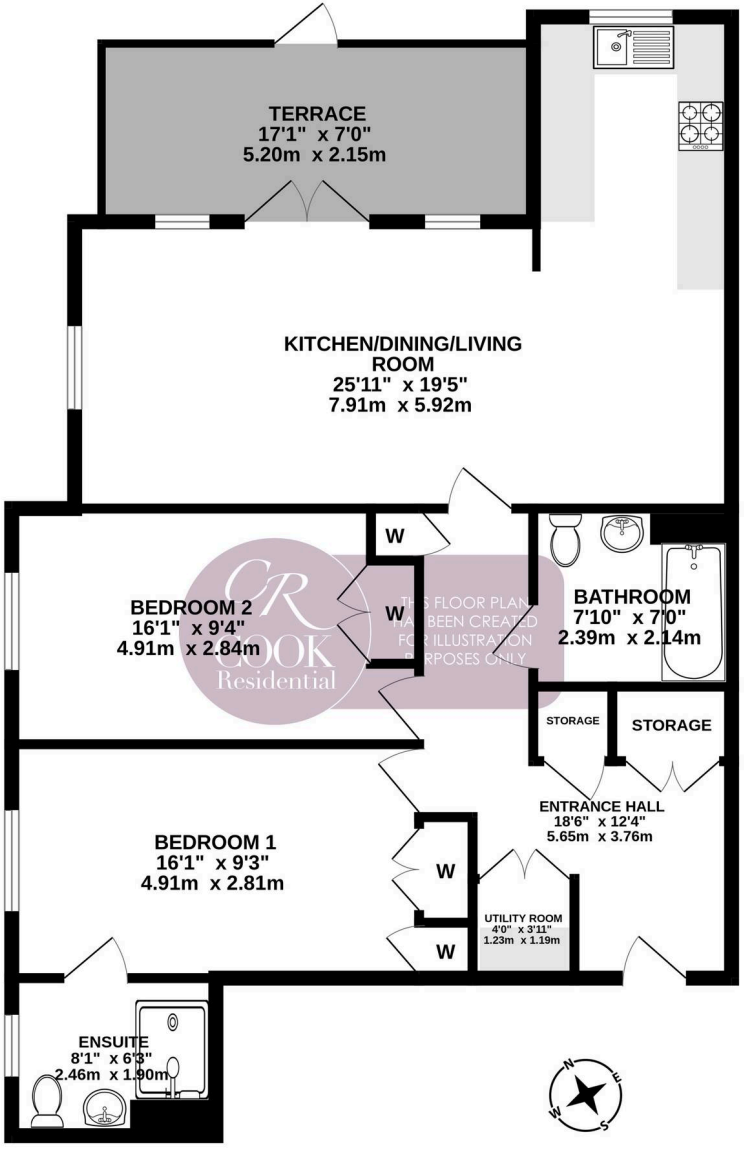
The popular Bath Road shopping area is within easy reach, offering an appealing selection of independent shops, cafés, restaurants and everyday conveniences. Cheltenham town centre is also readily accessible, with its extensive choice of boutiques, department stores, restaurants and cultural attractions, including the Everyman Theatre and the renowned Montpellier district.

For those who enjoy spending time outdoors, the nearby Sandford Parks and Montpellier Gardens provide attractive green spaces for leisurely walks and relaxation, while the wider Cotswold countryside offers an abundance of picturesque villages and scenic routes to explore. Cheltenham is also well connected, with access to the A40, A435 and M5 motorway, together with Cheltenham Spa railway station providing services to a range of regional and national destinations.

Combining an attractive and peaceful setting with excellent access to local amenities, Cedar Court offers an appealing lifestyle for those seeking comfortable, low-maintenance living within a well-established over-55s community.

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GROUND FLOOR
927 sq.ft. (86.1 sq.m.) approx.



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TOTAL FLOOR AREA : 927 sq.ft. (86.1 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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