



MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



King George Close,  
Cheltenham GL53 7RF  
Price Guide £190,000



A generously proportioned two-bedroom apartment enjoying delightful views over a pond, offering excellent scope for personalisation and conveniently positioned within easy reach of local parkland and amenities, with Cheltenham town centre approximately a ten-minute walk away.

### Full Description

Set within an established and tranquil development, this spacious apartment presents a rare opportunity for buyers seeking both generous proportions and an exceptional setting. The property occupies an enviable position with serene outlooks across landscaped communal grounds and a picturesque pond, regularly frequented by local wildlife, including the occasional duckling.

Internally, the apartment is notably well proportioned throughout. The principal reception room spans the full depth of the property and comfortably accommodates both sitting and dining areas, offering flexibility for a variety of furniture layouts.

The separate kitchen is equally generous, providing ample work surfaces and cabinetry, a sociable breakfast bar, and clear potential for reconfiguration to suit modern tastes or an open-plan arrangement, subject to the necessary consents.

Both bedrooms are genuine doubles. The principal bedroom benefits from integrated storage and shares the same tranquil pond views as the living space. The second bedroom offers excellent versatility, lending itself equally well to use as a guest room, home office, or occasional bedroom. A well-appointed bathroom completes the accommodation, featuring a full-sized bath and contemporary fittings.

Externally, residents enjoy allocated parking and access to well-maintained communal gardens, with direct pedestrian routes leading to surrounding meadows and open green space, ideal for morning runs or leisurely weekend walks.

With its impressive proportions, peaceful setting and genuine scope for personalisation, this is a home that offers far more than first impressions might suggest.

### Further Information

Tenure: Leasehold

Lease Duration: 145 years remaining

Service Charge & Ground Rent: £2,500 per annum

Management Company : Hurst Management - Sinclair Gardens

Services: Mains electricity, water, gas and drainage.

Council Tax Band: B

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



# Floor Plan

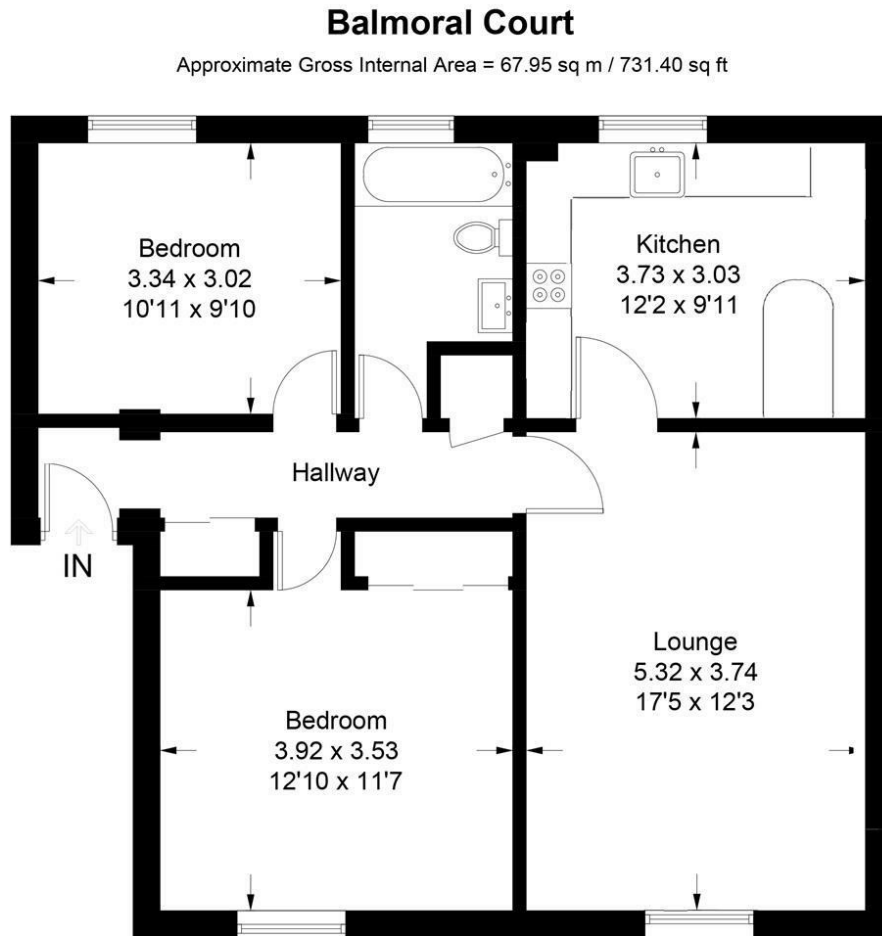
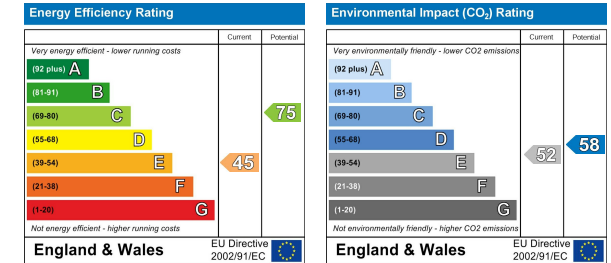


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1193780)

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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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