

## 2 PAVILION GARDENS

THE PARK, CHELTENHAM, GLOUCESTERSHIRE, GL50 2SR

 Charles Lear



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Constructed approximately 21 years ago by Laing Homes, Pavilion Gardens is a small development of townhouses and apartments situated within the grounds of an impressive period villa on the Park, deemed one of the town's most desirable addresses. Apt 2 is situated on the first floor offering a fully fitted kitchen/breakfast room, triple aspect sitting room with a fireplace, three bedrooms, two bath/shower rooms and externally a carport & large lock up store.

- Reception hall with access to a large loft space
- Fitted kitchen with a range of Hotpoint integrated appliances including a fridge/freezer, gas hob, oven, microwave and washer/dryer, the kitchen is also large enough to dine in and has a view of the communal gardens
- Triple aspect sitting room with a feature fireplace
- Three bedrooms, one with fitted wardrobes and two bath/shower rooms, one being an en-suite to the principal bedroom
- Large lock up store with electricity, suitable for bicycles etc and a covered parking space
- Mature, private and immaculate communal grounds along with visitor parking
- Excellent location within walking distance of Bath Road, Montpellier, The Suffolk's and Tivoli as well as being a convenient location for access to many of the town's main transport links

Built in 2004 to a high standard, this spacious, light and airy first floor apartment is offered in good condition throughout with three bedrooms, one of which has an en-suite shower room, a fully integrated kitchen, sitting room with a fireplace and lovely views from every window. Externally there is a covered carport providing one parking space and a very large and useful lock up store with electricity.





### SITUATION

Set well away from the road in a peaceful garden setting, Pavilion Gardens comprises a small development of high quality houses and apartments standing in the beautifully maintained gardens and grounds of Ireton House. Local amenities can be found on the nearby Bath Road, the Suffolk's and Tivoli whilst the Promenade and Montpellier are approximately three quarters of a mile away. The development is located on a regular bus route and is conveniently placed for access to the M5 motorway at junctions 11 & 11a and excellent schools both private and state many of which are within walking distance.

### GENERAL INFORMATION

**Services:** Mains water, electricity, gas and drainage are connected to the property.

**Lease:** 150 year lease commencing the 1<sup>st</sup> January 2004

**Ground rent:** £200.00 p.a

**Service Charge from 1<sup>st</sup> May 2025** £2,230.92 p.a

**Local Authority:** Cheltenham B. C. 01242 262626.

**Council Tax Band:** (D) - £2,145.58 pa. (2024/2025).

**EPC Rating:** C

**VIEWINGS:** By prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



## 2 Pavillion Gardens

Approximate Gross Internal Area = 95.8 sq m / 1031 sq ft  
 (Excluding Car Port)  
 Storage = 6.9 sq m / 74 sq ft  
 Total = 102.7 sq m / 1105 sq ft

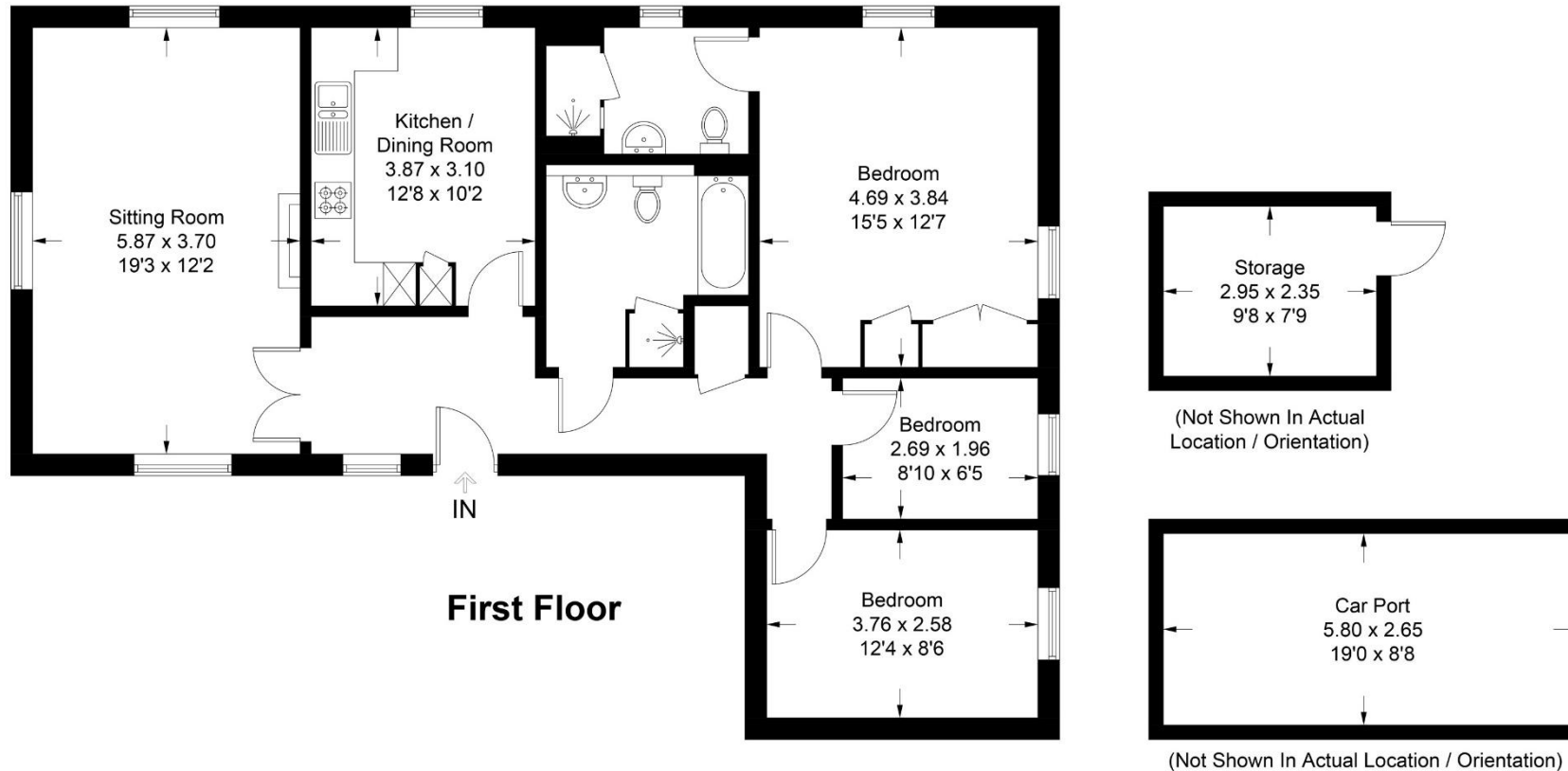


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