

Lindholme, The Park, Cheltenham, GL50 2SG

Guide Price £225,000







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Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- No Onward Chain
- Allocated Parking with Visitor Parking Available
- Principal Bedroom with En-Suite Shower Room
- Generous Sitting Room with Gas Fireplace
- Sought-After Park Area of Cheltenham
- Spacious Two-Bedroom Ground-Floor Apartment









Situated within the highly sought-after Park area of Cheltenham, this spacious two-bedroom ground-floor apartment offers well-proportioned accommodation extending to approximately 821 sq. ft. The layout centres around an unusually generous entrance hall, with a separate kitchen and an impressive sitting room featuring a gas fireplace. There are two bedrooms, including a particularly spacious principal bedroom with an en-suite shower room, together with a separate bathroom. Further benefits include an allocated parking space, visitor parking, a long lease with approximately 989 years remaining and a Share of Freehold. **Offered to the market with no onward chain.**

Entrance Hall: The front door opens into an exceptionally spacious entrance hall, which creates an excellent first impression and is a particularly useful feature of the apartment. Its generous proportions provide plenty of room for freestanding furniture, such as a console table, sideboard or additional storage, while still allowing ample space to move comfortably between the principal rooms. Wood-effect flooring runs through the space, with track lighting providing illumination.

Sitting Room: A particularly impressive room, the sitting room offers generous proportions with plenty of flexibility for a range of living room furniture. Two windows bring natural light into the room, while the gas fireplace with its attractive surround creates an elegant focal point. The overall size of the room makes it equally well suited to relaxing day to day or entertaining friends and family.

Kitchen: The separate kitchen is fitted with a range of white wall and base units complemented by contrasting work surfaces and tiled splashbacks. There is an integrated oven with an electric hob above, together with a double sink and additional space for appliances. The arrangement provides a good amount of both storage and preparation space, while a window brings natural light into the room and provides an outlook towards the communal grounds.

Bedroom One: The principal bedroom is a particularly generous double, with excellent proportions allowing plenty of space for a large bed alongside a range of freestanding wardrobes, drawers and additional bedroom furniture. A window with fitted shutters provides natural light, while the room also benefits from the convenience of its own en-suite shower room.

En-Suite Shower Room: Accessed directly from the principal bedroom, the en-suite is fitted with a shower enclosure, WC and wash hand basin. Tiled walls and flooring provide a practical finish, complemented by mirrored storage and a heated towel rail.

Bedroom Two: The second bedroom provides a comfortable and versatile additional room, with space for bedroom furniture and a window with fitted shutters bringing in natural light. Depending on individual requirements, the room could work equally well as a bedroom, guest room or dedicated home office.

Bathroom: The separate bathroom is fitted with a panelled bath with shower over and glass screen, a pedestal wash hand basin and WC. The room is finished with tiled walls and flooring, creating a practical and contemporary finish.

Parking: The property benefits from an allocated parking space, with visitor parking also available.

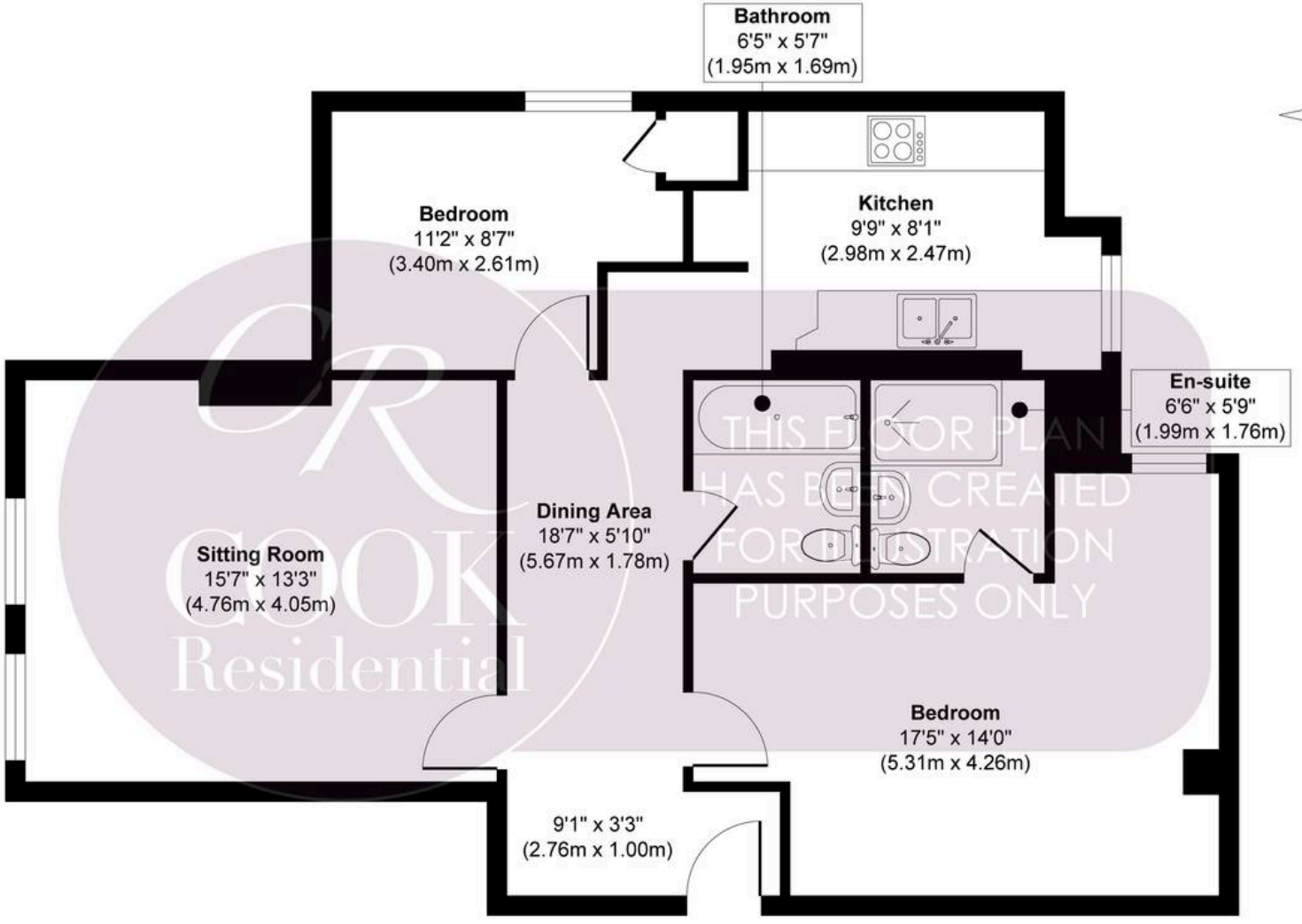
Additional Details: The property is offered to the market with **No Onward Chain**.

Tenure: Share of Freehold
Lease Length: 989 years remaining
Service Charge: £2,580 per annum
Ground Rent: £0
Council Tax Band: B - Cheltenham Borough Council

Location: The property is positioned within Cheltenham's highly regarded Park area, a sought-after residential location particularly well placed for access to Montpellier, Bath Road and the town centre. Montpellier offers an excellent selection of independent shops, cafés, restaurants and bars, while the popular Bath Road provides a further range of everyday amenities.

Cheltenham itself is renowned for its Regency architecture and vibrant cultural scene, hosting an extensive calendar of festivals throughout the year, including literature, jazz, science and music, alongside the world-famous Cheltenham Festival and Gold Cup. Cheltenham Spa railway station provides direct connections to a number of major cities, while the A40 and M5 offer convenient road links for those travelling further afield.

Disclaimer: All information regarding the property, including tenure, Share of Freehold, lease length, service charge, ground rent and parking arrangements, should be confirmed between vendor and purchaser solicitors. All measurements and floor areas are approximate and provided for guidance purposes only.



Floor Plan

Approx. Gross Internal Floor Area 821 sq. ft / 76.29 sq. m

Produced by Elements Property



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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.