



# AN EXCLUSIVE PENTHOUSE WITH PRIVACY, LIGHT AND PANORAMIC VIEWS





Byron Court sits proudly behind secure electric gates, presenting itself with quiet confidence and a reassuring sense of privacy. Beautifully presented throughout, this two bedroom penthouse offers an immediate feeling of calm and understated elegance from the very first moment of arrival.

The approach is discrete and considered, with video entry offering peace of mind before the lift carries you gently upwards. As the doors open directly into your own private hallway, a rare and rather special feature, there is an instant sense of exclusivity. The arrival feels seamless and refined, setting the tone for a home that is entirely your own.

Stepping inside, the hallway unfolds with a natural sense of balance, each room flowing effortlessly from this central space. Karndean flooring runs underfoot, bringing warmth and continuity, while soft natural light enhances the calm atmosphere. There is a small area perfectly suited to an occasional desk for practical day-to-day tasks and access to the attic provides valuable additional storage. From the hallway, a separate staircase leads down to the formal front door and communal areas, while a useful cloak cupboard is positioned off the inner communal hall, adding further practicality to this thoughtfully arranged home.



The kitchen is both inviting and thoughtfully designed, offering plentiful cabinetry to keep everything effortlessly organised. Quartz worktops introduce a sense of understated luxury, while natural light pours in through two Velux windows above, allowing the space to feel bright and uplifting throughout the day. Integrated Miele appliances and an Elica extractor sit seamlessly within the design, and a discreet cupboard neatly conceals the boiler to maintain calm, clean lines. It is a space that balances practicality with warmth, thoughtfully designed for modern living and effortless everyday use.

Light naturally draws you onward into the reception room, a generous space where the living and dining areas sit in perfect proportion to one another. Soft carpeting underfoot and calm, neutral tones create an immediately homely feel, while the scale of the room allows for both comfortable seating and a well defined dining area without compromise.

Doors open onto a fabulous balcony that runs the entire length of the reception room, completely private and enjoying uninterrupted views across the rooftops of Cheltenham towards Leckhampton Hill. It is an exceptional vantage point for alfresco dining, morning coffee or summer barbecues, where the horizon becomes part of everyday living and the sense of elevation is truly appreciated.



The principal bedroom feels generous and restful, enjoying dual aspect views stretching towards Cleeve and Leckhampton Hill. Alongside an extensive range of fitted wardrobes, there is also a separate walk-in cupboard which cleverly conceals a generous area of eaves storage, adding an element of practicality. The ensuite bathroom is well appointed, with ample cabinetry, a separate shower and a useful bidet.

The second bedroom is equally welcoming, with built-in wardrobes and an additional cupboard that opens to reveal an impressive expanse of eaves storage tucked neatly behind. It enjoys charming views over tree-lined Pittville Crescent and is served by its own generously sized ensuite bathroom with bath and overhead shower.

A further cloakroom, currently adapted to accommodate a washing machine and tumble dryer, provides valuable flexibility and could easily be reinstated should one wish.





Throughout, every window frames a changing perspective whether from Cheltenham's rooftops to leafy treetops and the distant sweep of surrounding hills, allowing natural light and outlook to remain ever present within the home. The communal areas are immaculately maintained, the gardens thoughtfully cared for, and the property further benefits from a private garage, guest parking and a share of the freehold, offering reassurance, security and ease of ownership.

Byron Court is perfectly positioned for the very best of Cheltenham living, offering easy access to the town centre and Montpellier with their boutiques, cafés and restaurants. At the same time, beautiful open green space is quite literally on your doorstep, with Cheltenham racecourse and Pittville Park providing lakeside walks and a natural retreat all within walking distance.

Excellent road links via the A417 connect to the M4 for London, while the M5 provides swift access north and south towards Birmingham and Bristol. Cheltenham Spa railway station is also within easy reach.

A genuinely special penthouse apartment, calm and welcoming, beautifully maintained and cherished by the same family since its construction.





**EPC: B**  
**Council: Cheltenham Borough Council**  
**Council Tax: F**  
**Title Number: GR208525**  
**Tenure: Leasehold - Share of Freehold**

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## 14 Byron Court

Approximate Gross Internal Area = 138.4 sq m / 1490 sq ft  
 Garage= 13.7 sq m / 147 sq ft  
 Total = 152.1 sq m / 1637 sq ft  
 ( Including Lift / Excluding Void )



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