



Park Place, Park Gate, GL50 2QE

Guide Price £180,000



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Located in the prestigious and leafy Park district of Cheltenham, this two-bedroom Mid-terraced property forms part of the exclusive Park Gate retirement complex. Offered with No Onward Chain, this charming home is ideal for those seeking a peaceful and secure setting within walking distance of Bath Road, The Suffolk's, and Tivoli.

Council Tax Band: C

Tenure: Freehold

Annual Service Charge: £4047


Age Restriction: Over 55s

EPC Energy Efficiency Rating: D

- No Onward Chain
- Over 55's Retirement Complex
- Two Bedroom Freehold Terraced Home
- Private Front Garden & Communal Gardens
- Excellent Array of Communal Facilities
- Secure Under Ground Parking





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

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Sitting Room: Situated at the front of the property and enjoying a view across the well-maintained front garden is the sitting room. The room features period-style cornicing, a freestanding wood effect storage unit, a central feature fireplace with inset electric fire, stairs rising to the first floor, and neutral carpeting for a cosy yet elegant atmosphere.

Kitchen / Breakfast Room: The kitchen is positioned at the rear and is well-equipped with shaker style fitted wall and base units, wood-effect worktops, tiled splashbacks, and a stainless-steel sink with mixer tap. Integrated appliances include an electric hob, oven and extractor hood, with further space for a tall fridge freezer and washing machine. There is also a convenient understairs storage cupboard and space for a small breakfast table.

Landing: The landing gives access to both bedrooms and the bathroom, with neutral carpet continuing throughout.

Bedroom One: A double bedroom at the front of the property, with neutral carpeting and space for a double wardrobe and other storage.

Bedroom Two: A single bedroom with a built-in storage cupboard, ideal for guests or use as a hobby room or office.

Shower Room: The bathroom is fitted with a white suite comprising a double walk in shower enclosure, low level WC and wash hand basin. There is also a useful wall-mounted, mirrored cabinet.

Garden: To the front, a low-maintenance paved garden offers a delightful space to sit with potted plants and a view over the communal grounds. This private area provides a peaceful setting for enjoying morning coffee or an evening drink.

Parking: The property benefits from a secure under ground parking space, with additional visitor parking available at the front of the building.

Additional Features: There is also an assisted living alarm system installed, and residents have access to an excellent range of communal facilities including a lounge, library, and guest suite for visiting family members.

Agent's Note: Please note that some images include CGI to illustrate how the rooms may appear when furnished. These images are for indicative purposes only. Please also note that there are restrictions on title.

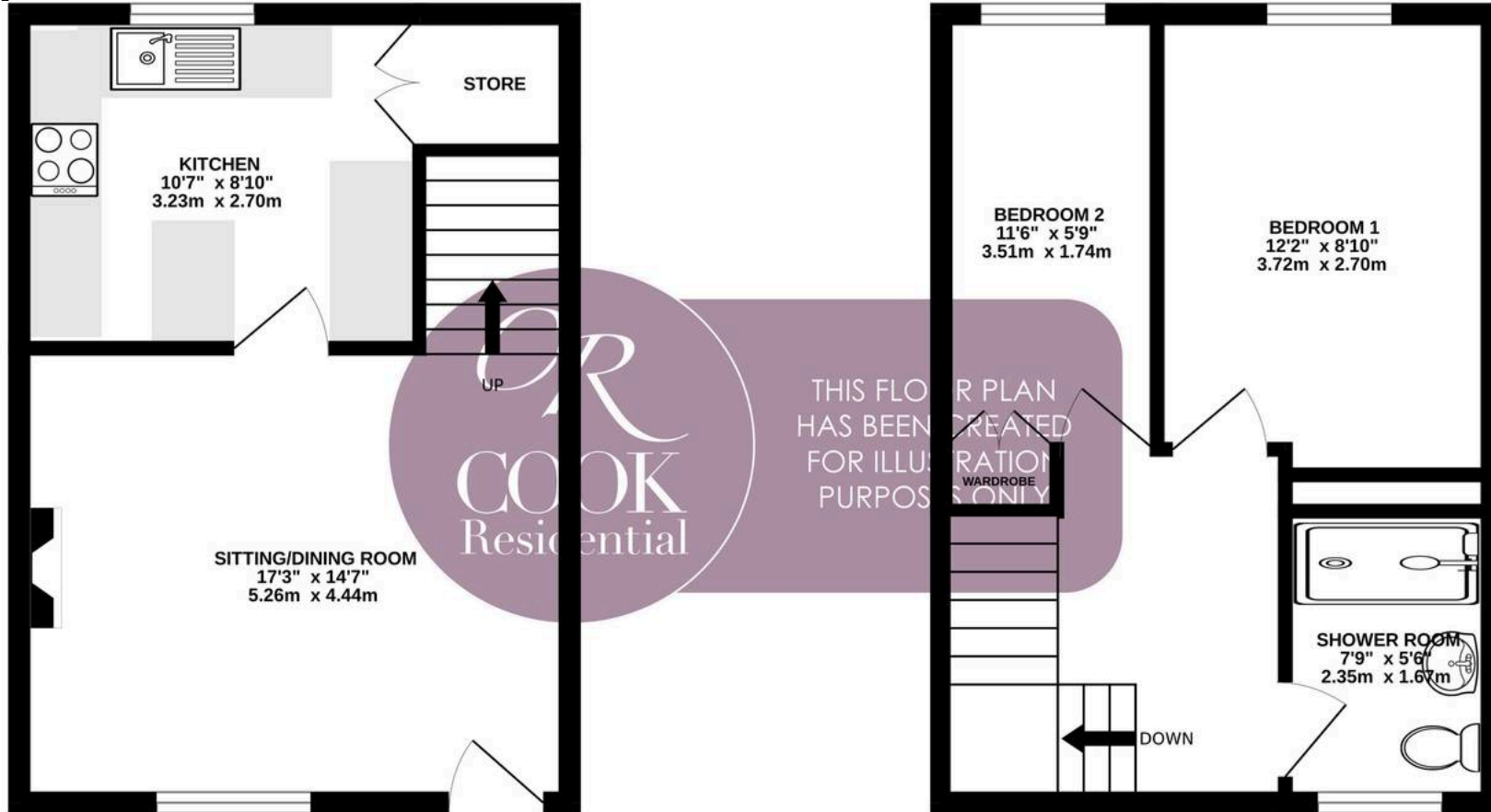
Location: The Park is one of Cheltenham's most desirable residential areas, known for its tree-lined streets, elegant Regency architecture, and proximity to local amenities. With Bath Road, The Suffolks, Tivoli, and Montpellier all within easy reach, residents can enjoy boutique shops, cafés, parks and excellent public transport links. The area is also home to beautiful open spaces and sits conveniently close to Cheltenham town centre.

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GROUND FLOOR
301 sq.ft. (28.0 sq.m.) approx.

1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 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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