

WESTERN COURT, WESTERN ROAD,

CHELtenham, GLOUCESTERSHIRE, GL50 3RH



Charles **Lear**



Quietly positioned on the second floor of Western Court, this lateral apartment offers around 947 sq ft of thoughtfully arranged accommodation. A generous reception/dining room opens onto a full-length balcony with views over the mature communal gardens and the spire of Christ Church. The adjacent kitchen is well appointed, with modern fittings and integrated appliances.

Three double bedrooms provide flexible accommodation, with one currently arranged as a study. Two bathrooms serve the bedrooms, and there is a useful store room off the hall. The apartment has been updated over time, blending contemporary comforts with the building's original proportions.

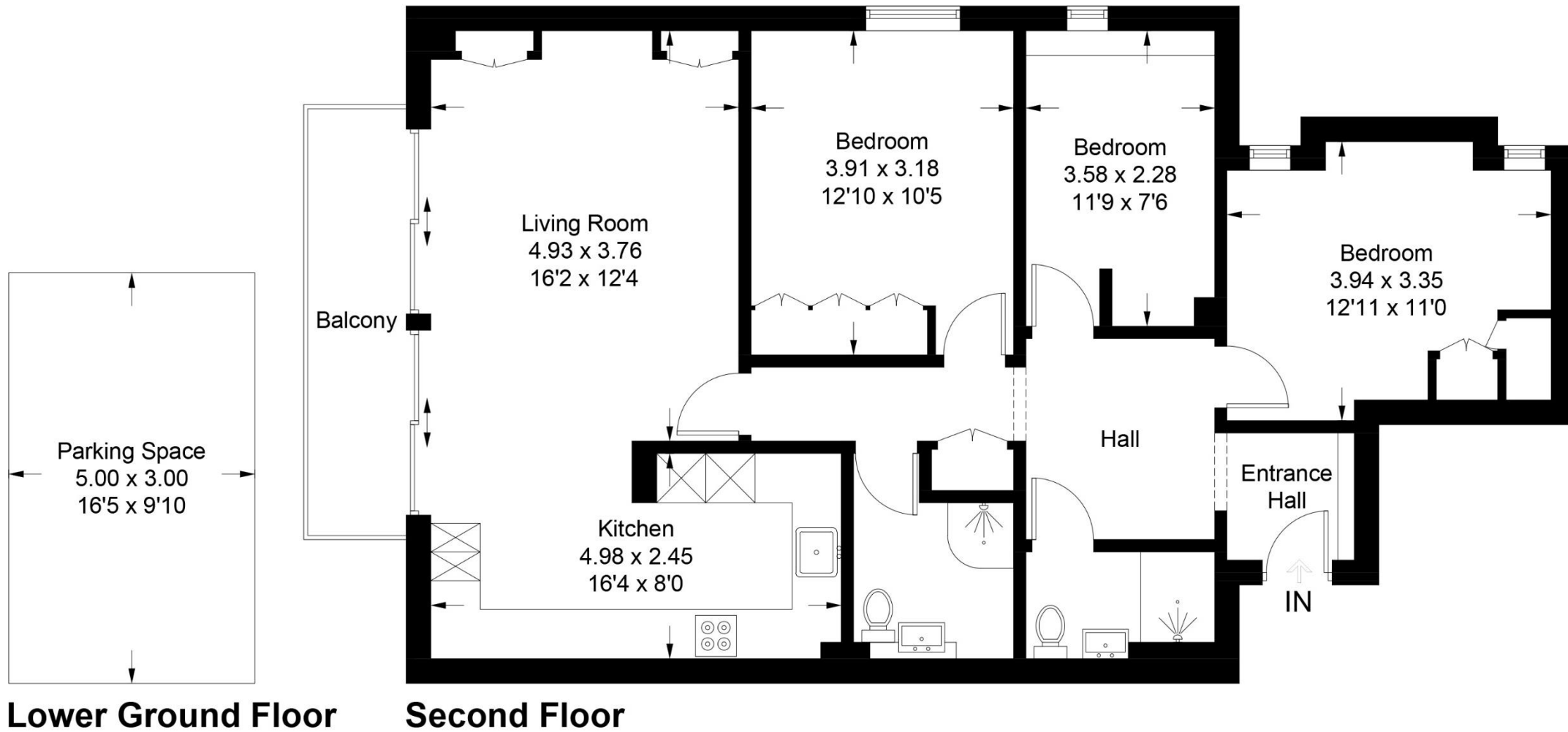
Western Court is a purpose-built development that benefits from gated underground parking and a lift to all floors. Residents also enjoy landscaped communal gardens, a lockable storage room and a laundry room. The development offers a share of freehold with a long unexpired lease, and the communal areas are well maintained.

The location, in Cheltenham's Christchurch neighbourhood, is particularly convenient: Montpellier's cafés, restaurants and boutique shops are a short walk away, as is a Waitrose supermarket. Cheltenham itself is celebrated as the most complete Regency spa town in Britain. The town is home to esteemed schools such as Cheltenham College and Cheltenham Ladies' College, and it hosts annual literature, music, jazz, science and food festivals. Its streets are lined with independent shops, restaurants, bars and cultural venues.





Approximate Gross Internal Area = 88.0 sq m / 947 sq ft
(Excluding Parking Space)





GENERAL INFORMATION

Mains water, electricity, and drainage are connected to the property.

Tenure: Share of freehold- with 958 years remaining on the underlying lease

Service charge: £2,285 per annum, approx.

Ground rent: £0

Managing Agents: Cambray Property Management

COUNCIL TAX BAND

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PRICE

£375,000

VIEWINGS

Strictly by prior appointment through
Charles Lear & Co. on
01242 222722

Charles Lear & Co.

103 Promenade | Cheltenham | Gloucestershire | GL50 1NW
+44 (0)1242 222722 | sales@charleslear.co.uk | charleslear.co.uk

