



OVERTON COURT
PRIVATE
RESIDENTIAL PARKING

Overton Park Road, Cheltenham, GL50 3BW

Guide Price £240,000



Overton Park Road

Cheltenham, GL50 3BW

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

- Share of Freehold
- Beautifully Presented Two Bedroom First Floor Apartment Set Within A Purpose Built Apartment Block In a Convenient Central Location
- Spacious Sitting / Dining Room With Separate Kitchen
- Private South- West Facing Balcony
- Well-Maintained Communal Gardens
- Allocated Car Port Parking Space Plus Visitor Parking





This beautifully presented modernised two-bedroom apartment is set within a well-maintained development, offering bright and spacious accommodation alongside a private balcony. The property benefits from a share of freehold, well-kept communal gardens, and the rare advantage of both covered and visitor parking, making it an ideal home or investment opportunity.

Entrance Hall: A welcoming entrance hall providing access to all principal rooms. This apartment offers plenty of built in cupboards offering a space for coats and shoes, an airing cupboard and an additional storage cupboard perfect for storing of household cleaning goods.

Sitting / Dining Room: A generous and light-filled reception space, perfectly suited for both relaxing and entertaining. The room comfortably accommodates both seating and dining areas and benefits from direct access onto the private balcony, allowing natural light to flood the space and creating a seamless connection between indoor and outdoor living.

Kitchen: A well-appointed kitchen fitted with a range of wall and base units with work surfaces over, offering ample storage and preparation space. The kitchen offers an oven, hob and extractor fan with a built in dishwasher and space for a washer / dryer. The layout is practical and functional with positioned conveniently off the main living area with far reaching views to Cleeve Hill.

Bedroom One: A spacious double bedroom, beautifully presented and fitted with a built in wardrobe. This room offering ample space for additional furnishings, with a pleasant outlook.

Bedroom Two: A well-proportioned second double bedroom, currently utilised as both a home office and guest bedroom, benefitting from good natural light also with a built in wardrobe.

Bathroom: A bright and modern bathroom fitted with a bath and shower over, wash hand basin and WC, finished in a clean and neutral style.

Balcony: A standout feature of the property, the private South - West facing balcony provides an excellent outdoor seating area, perfect for enjoying morning coffee or evening relaxation.

Communal Gardens: The property benefits from access to well-maintained communal gardens, offering a peaceful outdoor space for residents to enjoy.

Parking: The apartment benefits from one undercover parking space located at the rear of the building, along with additional visitor parking available to the front. There is also a private, lockable storage shed for your exclusive use and a communal drying area.

Additional Details:

Tenure: Share of freehold

Lease Length: 955 Years Remaining

Service Charge: £1,560 per annum

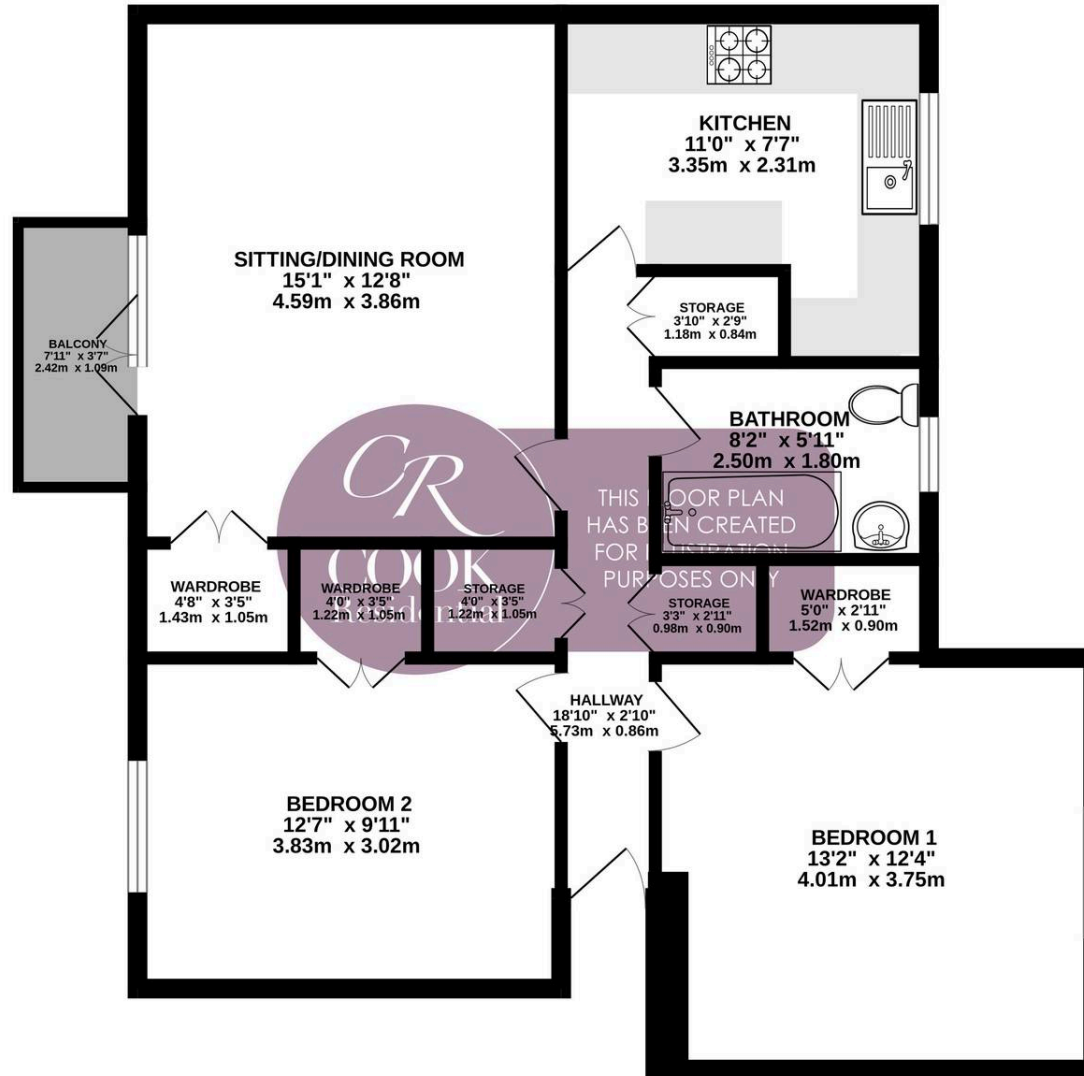
Council Tax Band: B

Location: Overton Park Road is a highly sought-after location, ideally positioned within easy reach of Cheltenham town centre, Montpellier and the Promenade. The area offers a fantastic range of shops, cafés and restaurants, along with access to green spaces such as Montpellier Gardens, all within comfortable walking distance. The surrounding area provides a balance of convenience and lifestyle, making it well suited to both homeowners and investors alike.

Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.



FIRST FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 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.
Made with Metropix ©2026





Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

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.