



MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



25, Western Court  
Cheltenham GL50 3RH  
Price Guide £265,000



A superbly located two bedroom apartment within a private development, minutes from Montpellier and heart of Regency Cheltenham.

#### Full Description

We enter the property into a useful hallway with storage. This provides access to all aspects of the property.

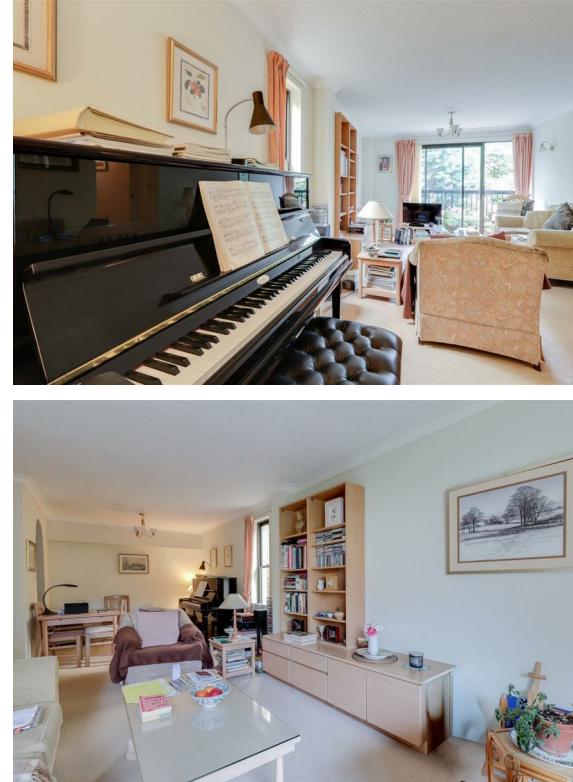
The spacious open plan living and dining room has dual aspect, with large doors leading to a lovely balcony. The balcony is also accessed by the main bedroom, and has pretty views across to the striking Christ Church and over the communal gardens beneath.

The kitchen leads from the reception room, with ample storage from wall and base units.

The first, main bedroom, enjoys a garden view and is a comfortable double size. The second smaller bedroom shares this lovely aspect. The two bedrooms also benefit from built-in wardrobes.

A bathroom with bath and shower serves the two bedrooms.

Externally, the property boasts secure, underground parking, communal laundry facilities, and beautifully kept communal gardens.





**Further Information**  
Tenure: Leasehold - Share of Freehold

Lease Duration: 999 years from 25 March 1985 - 958 years remaining

Service Charge & Ground Rent: £1,658.64 per annum

Management Company: Cambray Property Management

Services: Mains electricity, water, and drainage.

Council Tax Band: C

Local Authority: Cheltenham Borough Council. Tel.01242 26 26 26



## Floor Plan

### Western Court

Approximate Gross Internal Area = 67.0 sq m / 721 sq ft

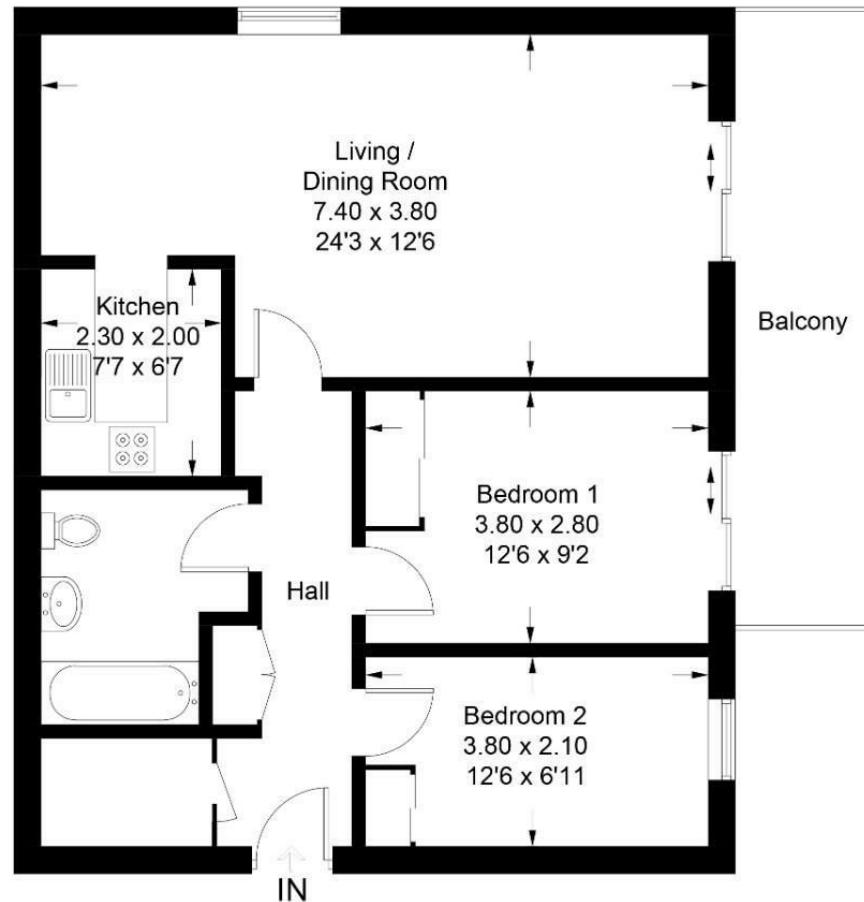
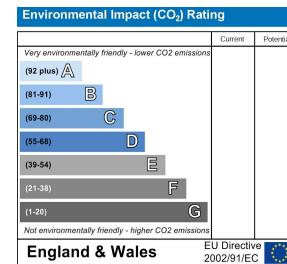
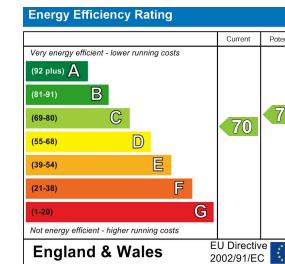


Illustration for identification purposes only, measurements are approximate, not to scale. FourLabs.co © (ID1242852)

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### Energy Efficiency Graph



### Area Map



### Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

Rotunda Buildings Montpellier Exchange  
Cheltenham  
Gloucestershire  
GL50 1SJ

T. 01242 514 285  
E. sales@morgan-associates.co.uk  
W. www.morgan-associates.co.uk