



The Park



Nick
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ESTATE AGENTS

The Park

Eton Lodge, The Park, Cheltenham, GL50 2SL

£250,000 Leasehold Share of Freehold

A very well presented 2 bedroom, garden level apartment with allocated parking in this highly regarded location.

NO ONWARD CHAIN • entrance hall • living/dining room • kitchen • 2 double bedrooms • 2 bath/shower rooms • gas central heating • allocated parking space • communal garden • security entry system • grade II listed

Description

A good size 2 bedroom apartment forming part of this handsome Grade II listed building, close to Montpellier and Bath Road. The accommodation includes an entrance hall, double aspect living/dining room with feature fireplace, kitchen with a range of appliances, 2 double bedrooms, and 2 bath/shower rooms (1 en suite). Outside, there are well tended communal gardens and an allocated parking space. The apartment further benefits from gas central heating and is offered for sale with no onward chain.

Further Information:

Lease 150 years from September 2000 - Share of Freehold. **Service Charge** £1895 per year (scheduled for review in December 2025). **Freeholder & Management Company** Eton Lodge (Management No 2) Company Limited. **Short Term Lets** Not permitted. **Pets** Not permitted. **Local Authority** Cheltenham Borough Council. **Tax Band** B. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services. **PLEASE NOTE** Some of the images have been virtually staged.





Situation

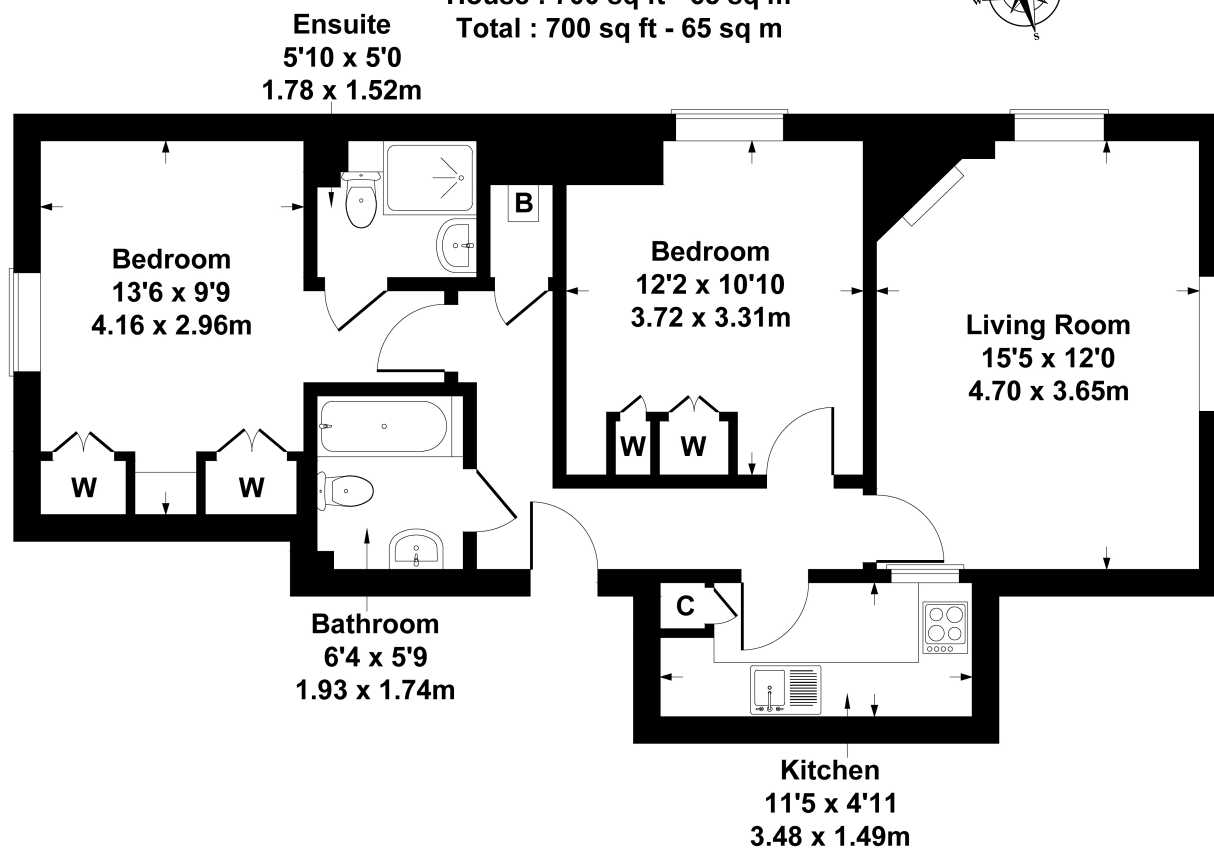
Nestled in the heart of The Park, within a short stroll of Montpellier, Tivoli Parade and Bath Road shops. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

Flat 2, Eton Lodge

Approximate Gross Internal Area

House : 700 sq ft - 65 sq m

Total : 700 sq ft - 65 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(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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