



The Park

 Nick  
**GRIFFITHS**  
ESTATE AGENTS

# The Park

Pembridge Court, The Park, Cheltenham, GL50 2SG

£350,000 Share of Freehold

An impressive first floor, 2 bedroom, apartment, situated in this attractive period building in one Cheltenham's premier locations.

NO ONWARD CHAIN • reception hall • living/dining room • stylish kitchen • 2 good size bedrooms • luxury bathroom • en suite cloakroom • allocated parking space • security entry phone system • gas central heating

## Description

A beautifully presented period apartment, situated in this impeccably kept building just a short walk from Montpellier and Bath Road. The accommodation includes a reception hall, living/dining room with a large sash window, a refitted kitchen with a range of integrated appliances, 2 good size bedrooms, and a luxury bathroom with shower over the bath. The master bedroom has an en suite cloakroom. Outside, there are well maintained grounds, an allocated parking space and visitor parking bays. The property further benefits from gas central heating and a security entry phone system.

## Further Information:

**Lease** 999 years from 1987 **Freeholder** Pembridge Court Management Ltd (residents own a share) **Management Company** HML

**Group Service Charge** £2893.99 per year **Ground Rent** £5 per year

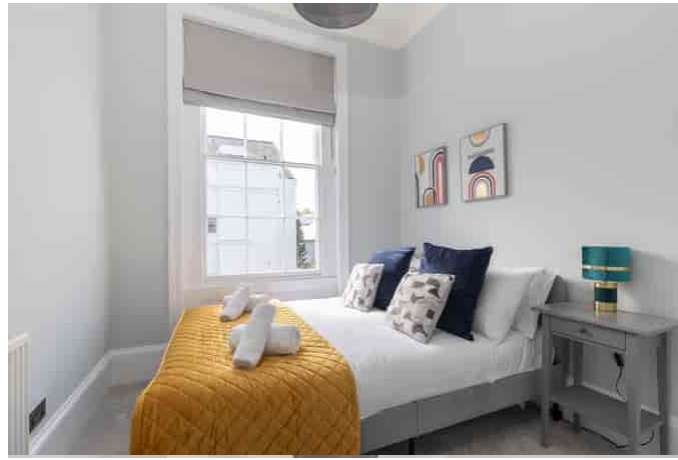
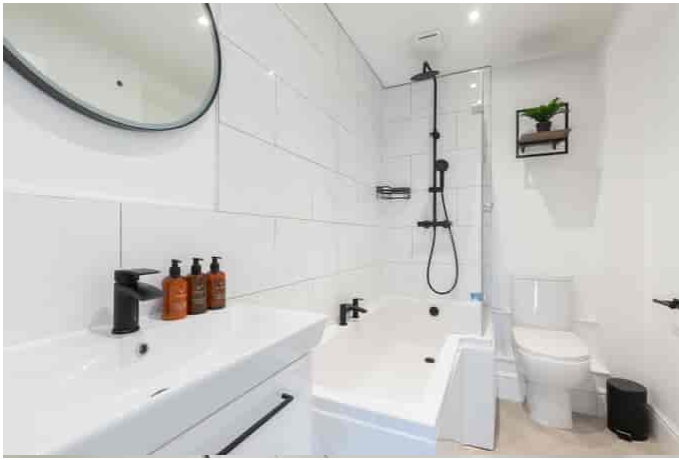
**Short Term Lets & Pets** Not permitted

**Local Authority** Cheltenham Borough Council. **Tax Band** C. **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.





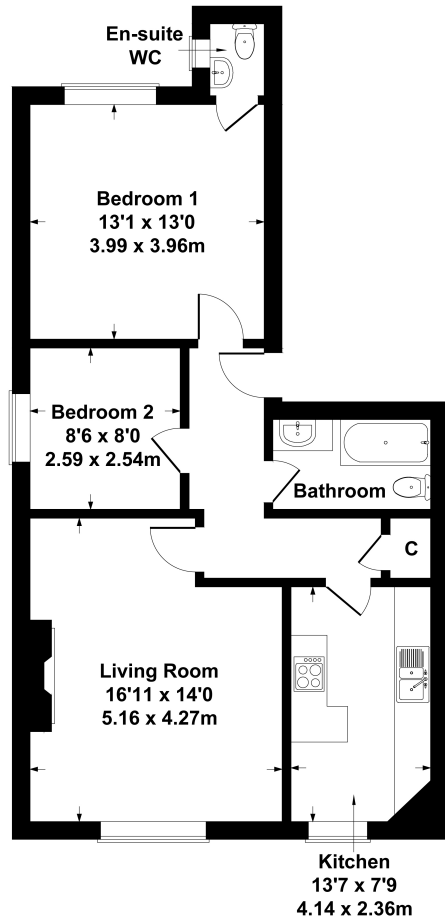


### **Situation**

Situated in the very popular Park area of Cheltenham, within a short walk of Hatherley Park and the Bath Road shopping area. 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.

# 3 Pembridge Court

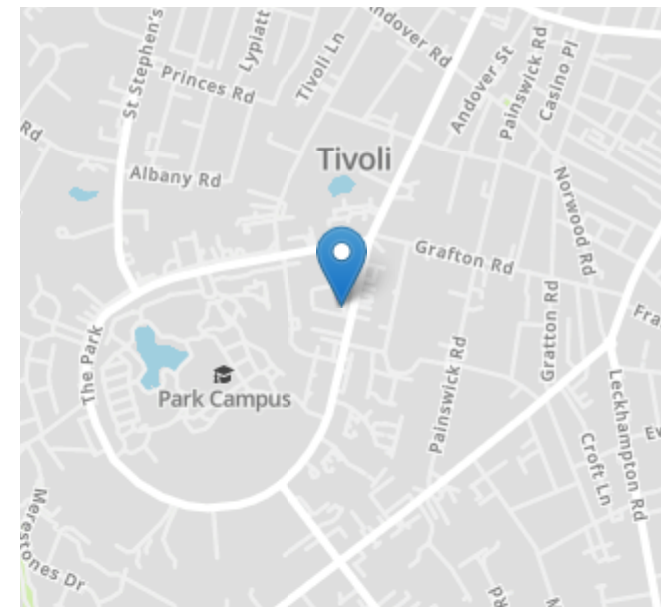
Approximate Gross Internal Area  
741 sq ft - 69 sq m



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. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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