



The Park

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# The Park

Park House, Park Place, Cheltenham, GL50 2RF

£325,000 Share of Freehold

A beautifully presented, light and airy, 3 bedroom, first floor apartment in the sought after area of The Park.

Entrance hall • living/dining room • kitchen • sun terrace • 3 bedrooms • bathroom • w/c • communal parking • beautiful gardens • gas central heating and double glazing

## Description

Set in a small leafy development, the apartment enjoys a lovely peaceful setting while being just a short stroll from the amenities in Bath Road and Montpellier. The very well presented accommodation includes a large reception hall with beautiful parquet flooring, a wonderfully light living area benefitting from large dual aspect windows, and a recently fitted kitchen which is open to the living/dining area and includes a range of integrated appliances. There are 3 double bedrooms, a modern bathroom with bath and separate shower, a separate w/c, sun terrace, and ample cupboards throughout. Externally, there is parking on a first come first served basis, green areas, and a pond. The property benefits from double glazing, and gas central heating. Cheltenham Borough Council Tax Band C. Lease - 999 years from 25/12/1959 (935 years remaining). Share of freehold. No ground rent. Service charge is currently £130 per month. NO SHORT TERM LETS. PETS ARE ALLOWED

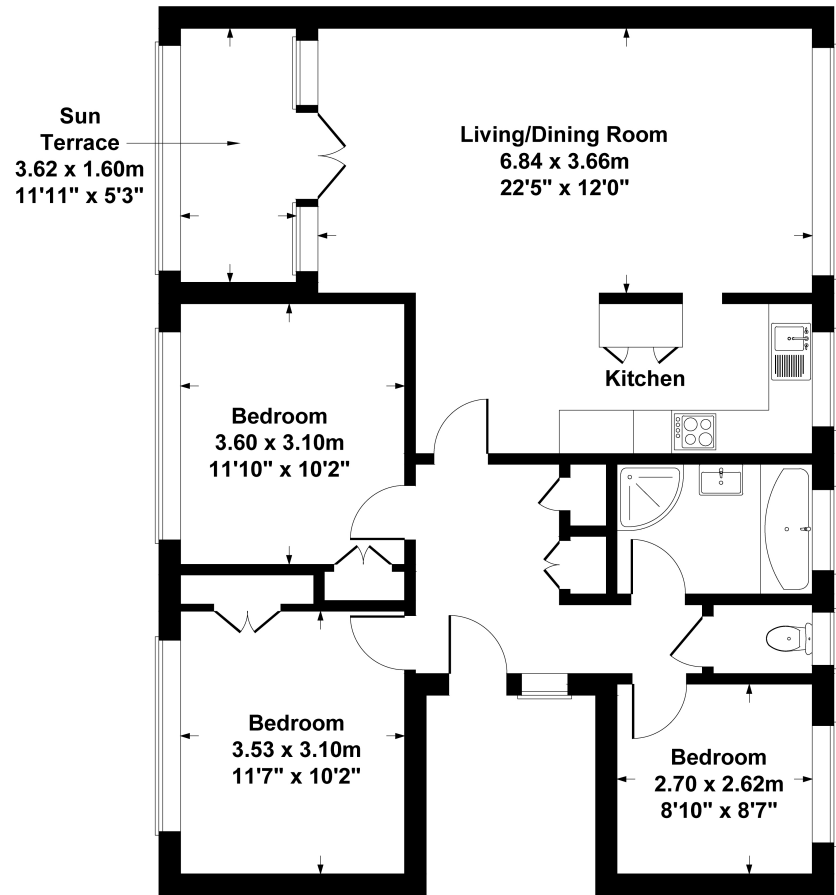




### Situation

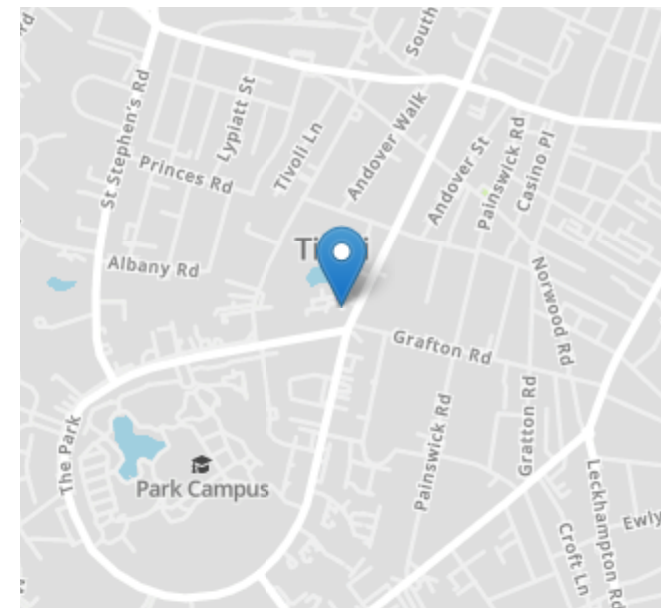
A highly regarded urban location, close to excellent schools, The Park, and a host of amenities found in Tivoli Parade, Bath Road and Montpellier. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

Approximate Gross Internal Area  
Total - 87 sq. metres (936 sq. feet)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



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>	74	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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