



Priory Walk



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Denton Lodge, Priory Walk, Cheltenham, GL52 6DU

£385,000 Leasehold Share of Freehold

A wonderfully spacious Grade II Listed, 2 bedroom, ground floor apartment with a courtyard garden, garage and residents parking, within easy walking distance of the town centre.

GRADE II LISTED • entrance hall • kitchen • c.19'11 living/dining room • 2 bedrooms • shower room • courtyard garden • garage • residents parking • private entrance • gas central heating • partially double glazed • 1/4 share of freehold

Description

A charming Grade II Listed, period, ground floor, 2 bedroom apartment, offering spacious accommodation and situated within this popular location just a short stroll to the town centre. This characterful apartment, with its own private entrance, comprises a reception hallway; kitchen with dual aspect and a matching range of storage units and built-in oven/hob with further appliance space; and an impressive living/dining room with 2 feature sash windows with working shutters allowing plenty of light, high ceilings, picture rails, plenty of table space, and a log burning stove. The inner hallway, housing a large store cupboard, leads to the 2 generous bedrooms and shower room. Outside, there is a delightful enclosed courtyard garden with block paving and gravel for easy maintenance with mature planted borders. The gated pedestrian pathway leads to the garage and residents off-road parking.

Further Information:

Lease 999 years from December 1960 - Share of Freehold. **Service Charge** £767.40 per year. **Management Company** Trinity Estates Property Management.

Freeholder Denton Lodge Limited.

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.



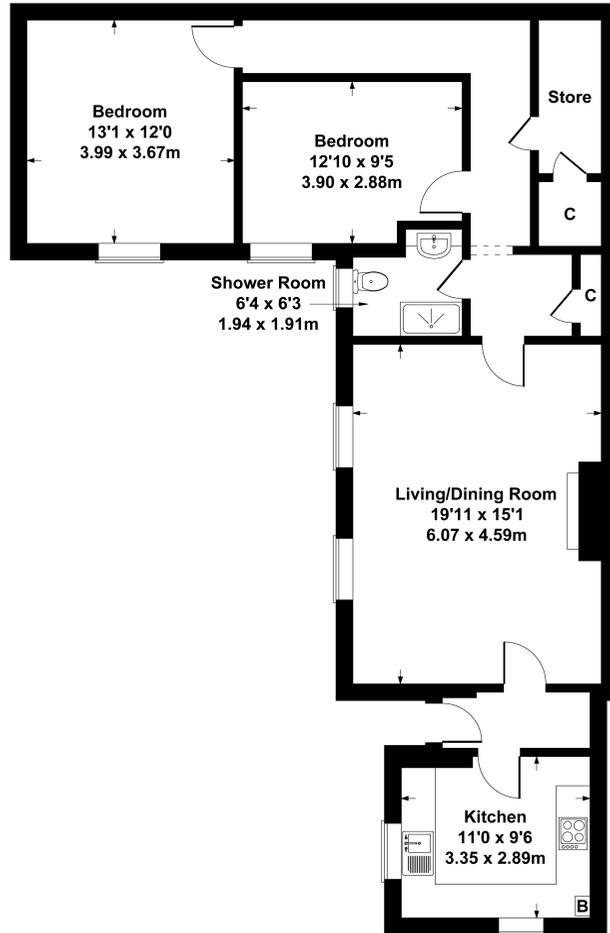


Situation

Priory Walk is just a short walk from the town centre, Sandford Park, and the Lido. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.

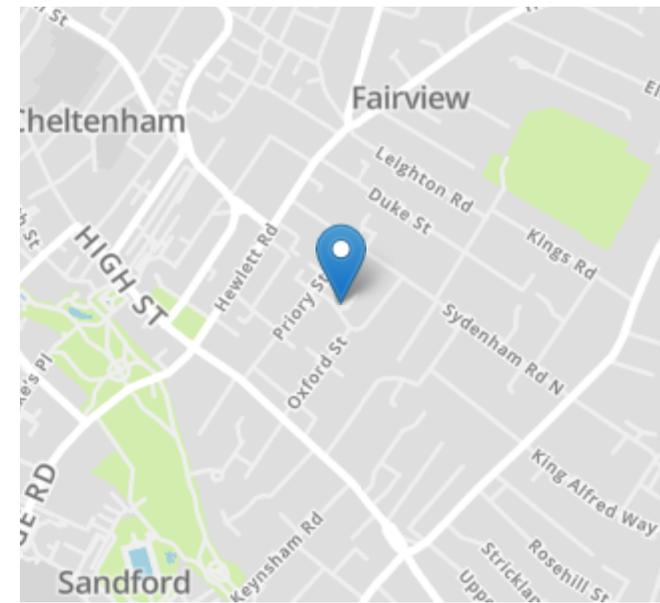
Flat 2, Denton Lodge

Approximate Gross Internal Area
947 sq ft - 88 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. 2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(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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