



The Park

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# The Park

Melrose, The Park, Cheltenham, GL50 2SG

£565,000 Leasehold

An impressive 2 bedroom, raised ground floor, apartment with allocated parking, situated within this attractive building in the leafy location of The Park.

NO ONWARD CHAIN • reception hall • drawing room • kitchen/breakfast room • 2 double bedrooms • en suite & bathroom • allocated parking • fine period features • sought after location • 1442 sq ft

## Description

This aspirational, raised ground floor, apartment is located within this handsome villa, offering spacious accommodation and retaining many period features including high ceilings, deep skirting, decorative cornicing and an attractive feature fireplace. The welcoming reception hall gives access to 2 double bedrooms, one of which is en suite. There is also a separate family bathroom. The elegant 22ft drawing room is lovely and light, with an easterly aspect to the front through three-quarter length sash windows with working shutters. The kitchen/breakfast room offers a range of traditional fitted cupboards with an additional central island and bespoke fitted window seats. Outside, there are well kept communal grounds and an allocated parking space. The apartment also benefits from gas central heating, share of freehold, and no onward chain. Cheltenham Borough Council tax band C.



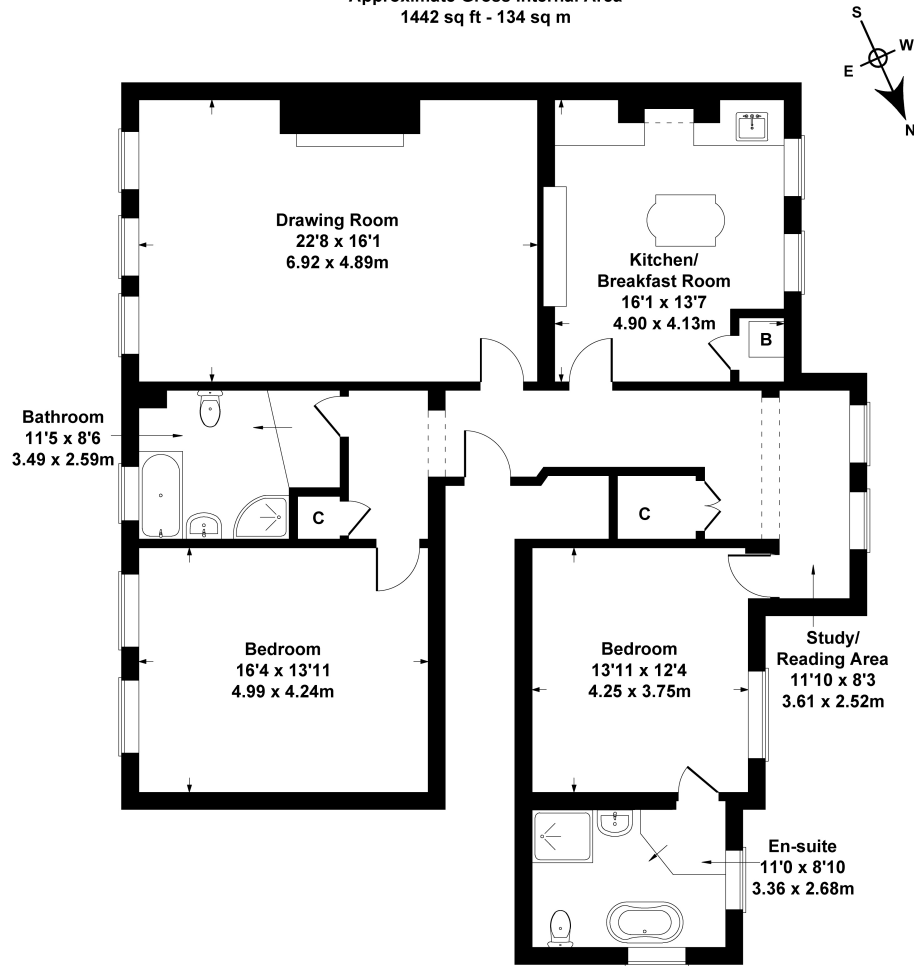


### Situation

The Park is one of Cheltenham's finest residential areas, just a short walk from 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. The town also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

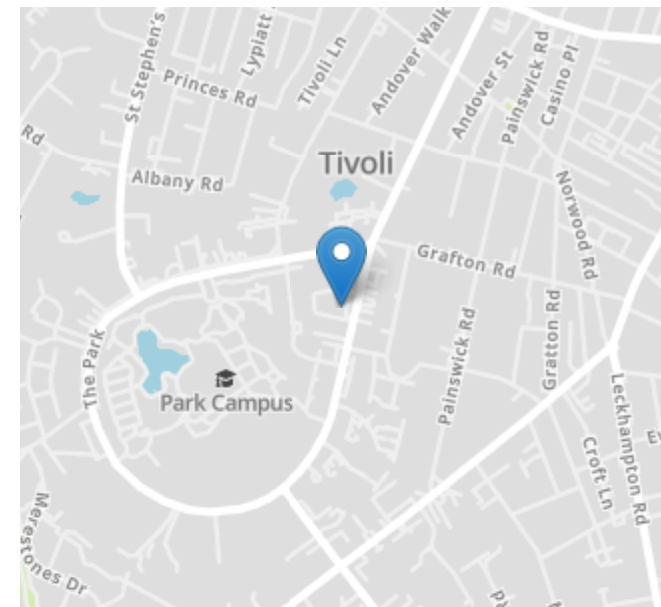
# Flat 1 Melrose, 6 The Park

Approximate Gross Internal Area  
1442 sq ft - 134 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. 2023



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>		77
(55-68) <b>D</b>	61	
(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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