



Sandford Park Place

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ESTATE AGENTS



# Sandford Park Place

## Cheltenham, GL52 6HP

### £525,000 Leasehold

A beautifully presented 3 bedroom, purpose-built, first floor apartment with garage, allocated parking and secure gated access into Sandford Park.

NO ONWARD CHAIN • reception hall • living/dining room • kitchen/breakfast room • 3 bedrooms • 3 bath/shower rooms • garage & parking • gas central heating • double glazing • security entry system

#### Description

An exceptional apartment, forming part of this small exclusive development built by Charles Church approx. 25 years ago. The accommodation, which has been recently been upgraded throughout, includes a reception hall, an impressive open plan living/dining room with feature fireplace, a refitted kitchen/breakfast room with a range of quality integrated appliances, 3 good size bedrooms, and 3 luxury bath/shower rooms (2 en suites). Bedroom 3 is currently used as a home office. Outside, there is an allocated parking space, single garage, and a secure gated pedestrian access directly into Sandford Park. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain.

#### Further Information:

**Lease** 999 years from 01/10/2000. **Service Charge** £2600 per year (reviewed annually - next review January 2026). **Ground Rent** £50 per year (reviewed annually - next review January 2026). **Freeholder** Charles Church Developments Ltd. **Management Company** First Port. **Short Term Lets** Not permitted. **Pets** Not permitted.

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





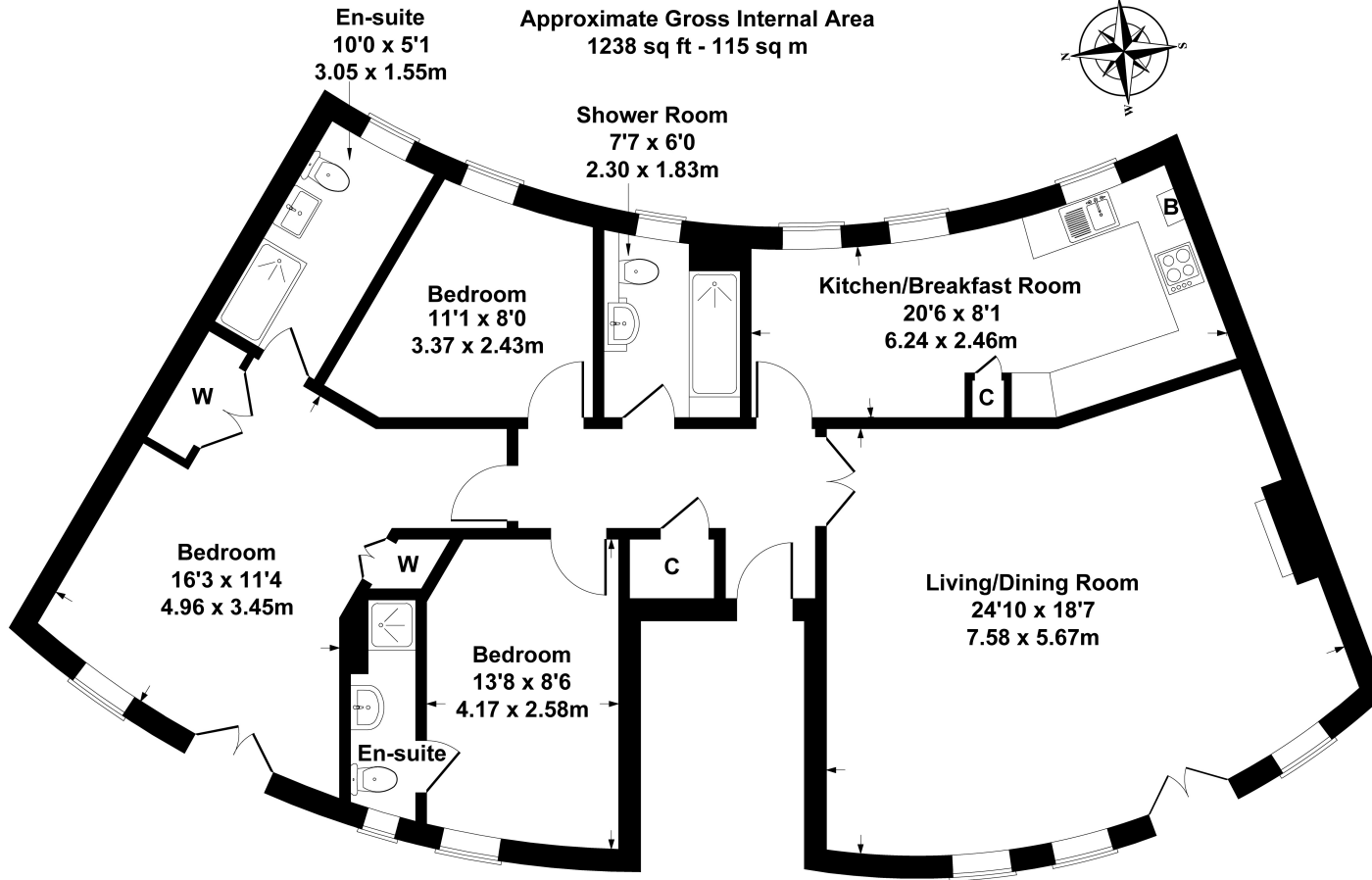
### Situation

Situated in a very convenient central location, just a short walk from the town centre, Sandford Park, and Cheltenham Lido. 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 Sandford Park Place

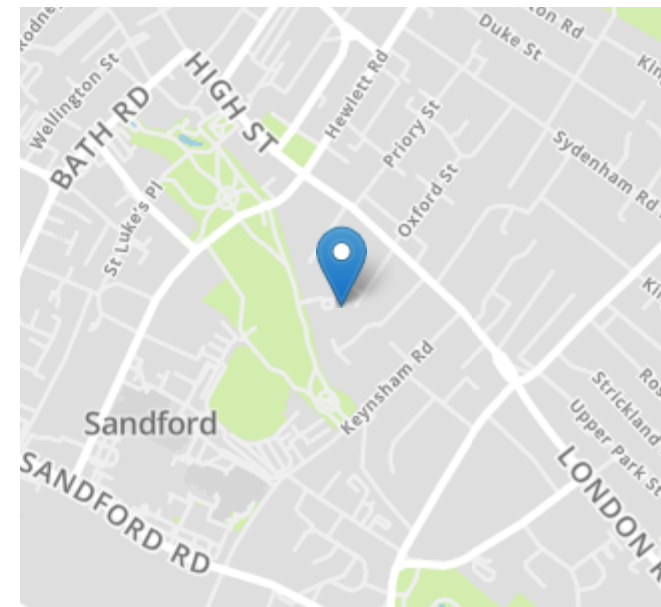
Approximate Gross Internal Area  
1238 sq ft - 115 sq m



## 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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