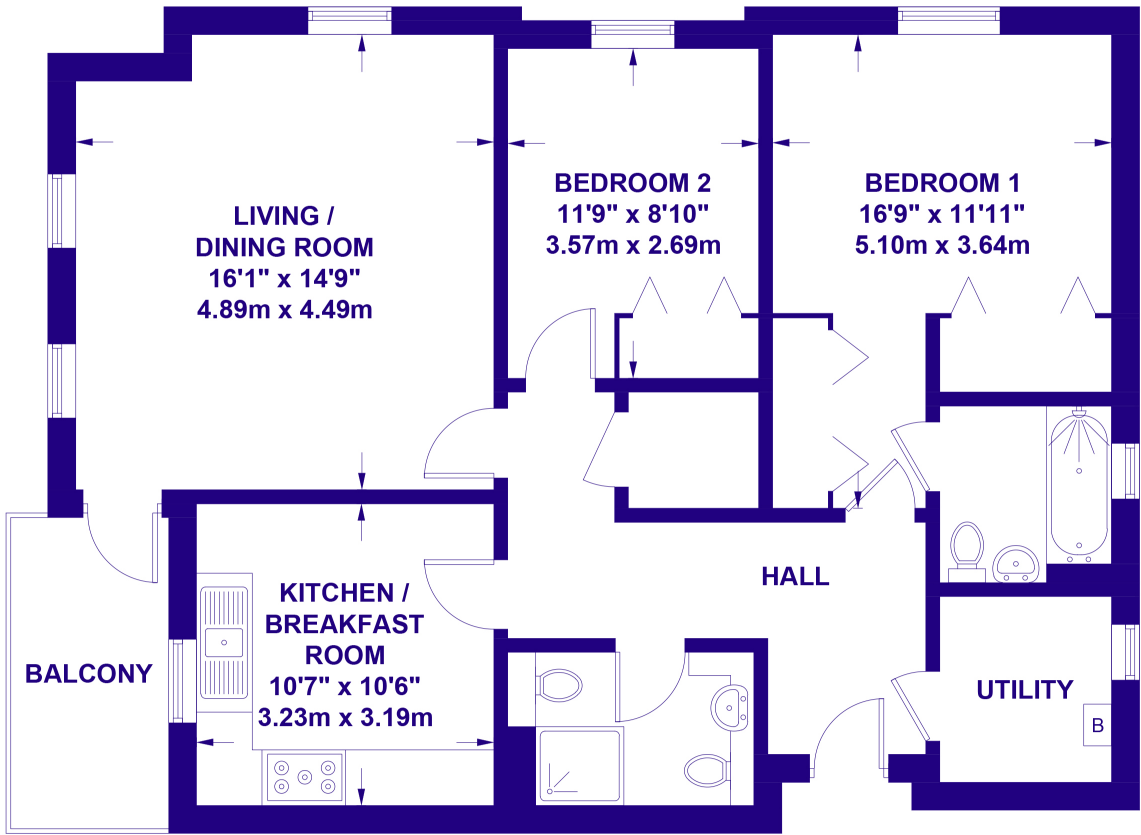


Approximate Gross Internal Area = 85.7 sq m / 922 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Errington Smith Sales & Lettings

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THE PROPERTY OMBUDSMAN
Approved Redress Scheme

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(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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Flat 12 Pembridge Court, The Park, Cheltenham, Gloucestershire GL50 2SG

A beautifully presented two double bedroom first floor apartment with allocated off road parking and a westerly-facing private balcony found in a tucked away location within a popular residential area and walking distance of the vibrant shops, cafes and restaurants of Bath Road, Montpellier and the town centre beyond.



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01242 575805 www.erringtonsmith.com 107 Promenade Cheltenham Gloucestershire GL50 1NW

Flat 12 Pembridge Court, The Park, Cheltenham, Gloucestershire GL50 2SG

A beautifully presented two double bedroom first floor apartment with allocated off road parking and a westerly-facing private balcony found in a tucked away location within a popular residential area and walking distance of the vibrant shops, cafes and restaurants of Bath Road, Montpellier and the town centre beyond. Offered in excellent decorative order throughout, this light-filled well-proportioned accommodation comprises in brief a spacious entrance hallway, a superb dual aspect living/dining room with direct access to the private balcony enjoying a delightful westerly outlook, a modern kitchen/breakfast room, two double bedrooms both benefiting from built-in wardrobes and an en-suite bathroom to the main bedroom, a family bathroom, a large storage cupboard and utility room. Further benefits of this wonderful property include double glazing, gas fired central heating, lift access, an allocated parking space with further visitors parking and use of well-maintained communal landscaped gardens. Council tax band - C. Lease has 960 years remaining with share of the freehold. Ground rent £0. Service charge is £3,150 per annum including buildings insurance which is reviewed annually, next review December 2026. Apartment is shown in rear elevation photo.



Directions

Leave Cheltenham via the Promenade and at the roundabout take the second exit into Suffolk Square and proceed straight across at the traffic lights into Park Place. Pembridge Court can be found on the right hand side after the turning to The Park.

Price:

£370,000

Tenure:

Leasehold Share of Freehold

Contact:

Karen Short

