



COURT
PARKING ONLY

Overton Park Road

 Nick
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ESTATE AGENTS

Overton Park Road

Overton Court, Overton Park Road, Cheltenham, GL50 3BW

£227,500 Leasehold

A well presented, ground floor, apartment in this popular development, just a short walk to the town centre.

NO ONWARD CHAIN • entrance hall • living/dining room • kitchen • 2 double bedrooms • bathroom • single car port • visitor parking • double glazing

Description

A smartly presented, 2 double bedroom, ground floor, apartment, which benefits from its own private front door and no onward chain. The property is conveniently located just a short walk to the fashionable Montpellier area, town centre and Waitrose. The accommodation includes a reception hall, large living/dining room with double patio doors leading to a small outside area, and a kitchen with good worktop and cupboard space and some integrated appliances. Both bedrooms are good size doubles with fitted wardrobes. The bathroom has been modernised in recent years and has a modern suite and heated towel rail. Externally, there is a single car port, visitor parking, a bin store, and small communal garden area. The property benefits from double glazing throughout, electric heating, and no onward chain. Cheltenham Borough Council Tax Band B; Lease - 999 years from 1982; Service charge - £1320 per annum; Please note no pets or short term serviced lets are allowed.



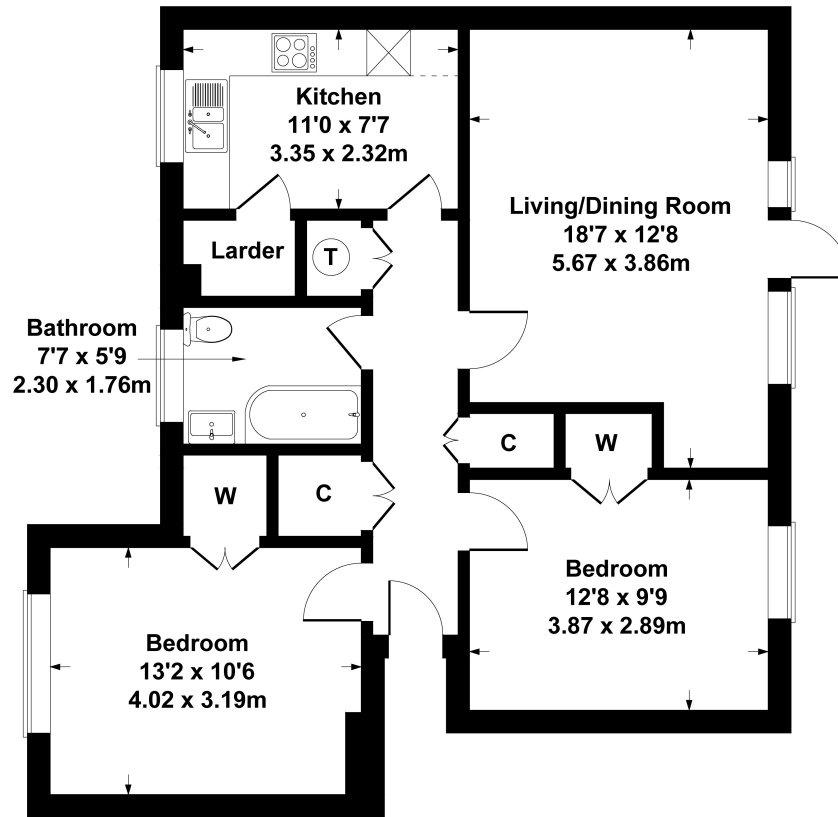
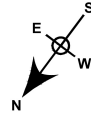


Situation

Overton Park Road is well placed for walking to the boutiques, restaurants, and wine bars in the fashionable Montpellier area, and also Waitrose, the train station, John Lewis and other shops. There are good parks close by, and several sporting and leisure facilities, including the outdoor pool at Sandford Lido, a racquet sports club in Old Bath Road, and racing at Prestbury Park Racecourse. Cheltenham is well placed for access to the M5, A417 and the M4. There are direct train services to London Paddington and other major cities from Cheltenham Spa.

8 Overton Court

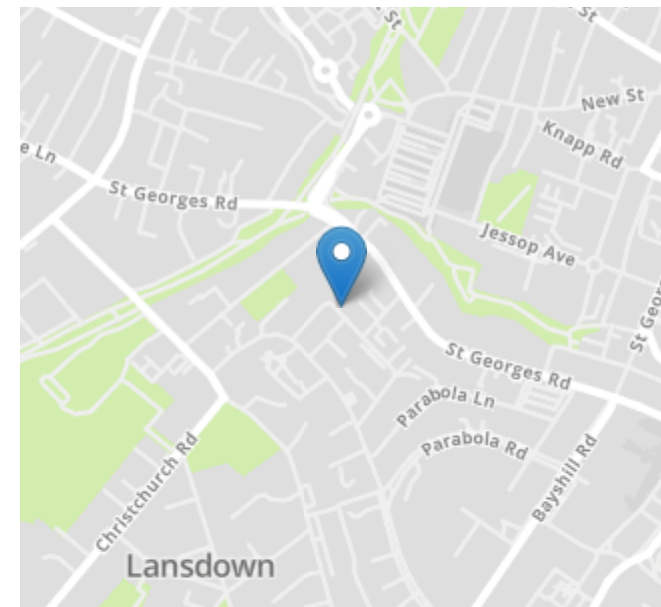
Approximate Gross Internal Area
786 sq ft - 73 sq m



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		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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