



The Park

The logo for Nick Griffith Estate Agents. It features a green stylized house icon with a white 'G' inside. To the right of the icon, the text 'Nick GRIFFITH' is written in a bold, sans-serif font, with 'Nick' in a smaller size above 'GRIFFITH'. Below this, the words 'ESTATE AGENTS' are written in a smaller, all-caps, sans-serif font.

Nick  
**GRIFFITH**  
ESTATE AGENTS



# The Park

## Eton Lodge, The Park, Cheltenham, GL50 2SL

### Guide Price £277,500 Leasehold Share of Freehold

A 2 bedroom, first floor, apartment with allocated parking, situated in this prime location close to Montpellier and Bath Road.

NO ONWARD CHAIN • reception hall • tiered living/dining room • kitchen • utility cupboard • 2 double bedrooms • 2 bath/shower rooms • allocated parking space • gas central heating • security entry phone system • grade II listed • communal garden

#### Description

A good size 2 bedroom apartment, forming part of an attractive period building in this highly sought after location. The accommodation includes a reception hall with exposed wood flooring, a tiered open plan living/dining room with feature skylight, kitchen with a range of integrated appliances, utility cupboard, 2 double bedrooms, and 2 bath/shower rooms (the master bedroom with en suite). The property further benefits from gas central heating, security entry phone system, allocated parking, and is offered for sale with no onward chain.

#### Further Information:

**Lease** 150 years from September 2000 - Share of Freehold. **Service Charge** £1895 per year (scheduled for review in December 2025).

**Freeholder & Management Company** Eton Lodge (Management No 2) Company Limited. **Short Term Lets** Not permitted. **Pets** Not permitted.

**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.

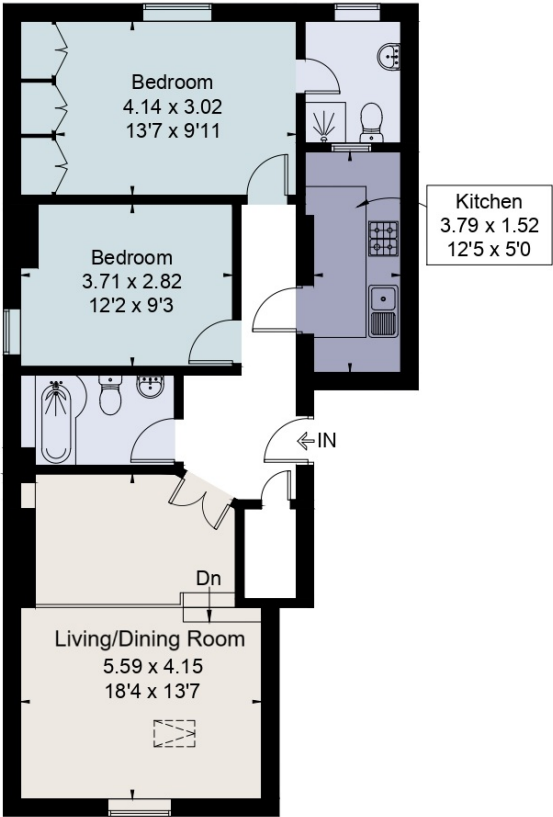




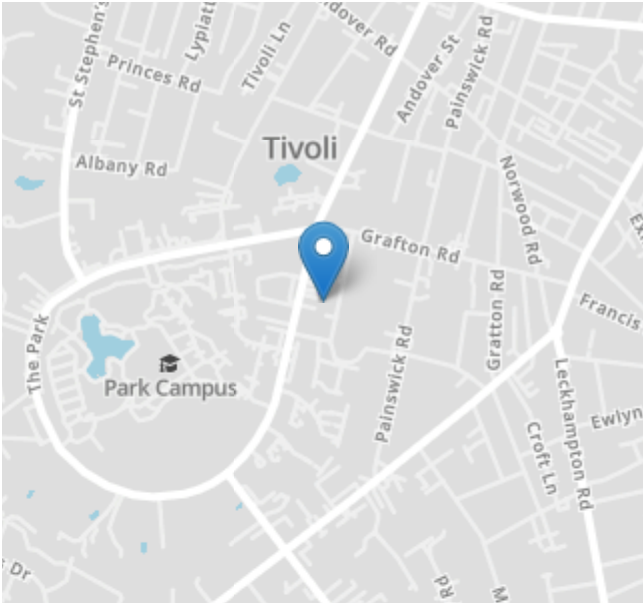
### Situation

Nestled in the heart of The Park, within a short stroll of Montpellier, Tivoli Parade and Bath Road shops. 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.

Approximate Floor Area = 72.5 sq m / 780 sq ft



First Floor



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>	70	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

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #86374

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.