



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	81
(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		



6 Western Court, Western Road, Cheltenham, Gloucestershire GL50 3RH

Found in a popular residential area within easy reach of Waitrose, Montpellier, the town centre and train station is this three bedroom first floor apartment with allocated under croft parking and the most wonderful views of Christ Church.

Residential Sales | Lettings | Property Management

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Found in a popular residential area within easy reach of Waitrose, Montpellier, the town centre and train station is this three bedroom first floor apartment with allocated under croft parking and the most wonderful views of Christ Church. Its spacious accommodation of nearly 1000 square feet comprises in brief a hallway with large storage cupboard, three bedrooms, a family bathroom, a splendid living/dining room opening into a modern fitted kitchen with patio doors to a good sized balcony offering views overlooking the church and communal gardens. Further benefits of this fine apartment include double glazing, electric heating, lift access to all floors, an intercom system and well kept communal gardens. Council Tax Band - D. Lease has 959 years remaining. Share of the freehold. Service charge from 1st July 2025 is £2,285.32 (including buildings insurance). Ground rent - peppercorn rent.



Directions

Leave Cheltenham via The Promenade, turn right at the roundabout and follow the next roundabout round and turn left onto Lansdown Crescent. Turn right onto Malvern Road and go straight over the mini roundabout and take the second turning on the right into Western Road. The property can be found on the right hand side.

Price:

£325,000

Tenure:

Leasehold Share of Freehold

Contact:

Karen Short