



Western Court
Christchurch, Cheltenham, GL50 3RH

Perry Bishop
and Chambers

the agent who keeps you informed

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Price: £225,000

The Property

Within one of a Cheltenham's landmark buildings from circa 1985, Western Court offers the best of apartment life being purpose built and well sounded insulated, enjoying a leafy location with the Waitrose supermarket nearby and the Town Centre within a comfortable 10 minute downhill stroll.

Advancing the design of apartment life, the twin buildings were constructed with marble communal entrance halls, the innovation of a resident's sauna and laundry room and also subterranean parking which is allocated. The upper floors can be accessed by stairs or lift and number 27 enjoys one of the superior positions to the westerly aspect, the perfect spot for an early evening drink on the extensive balcony space.

The current owners have skilfully transformed the apartment for the 21st century with the stylish white gloss Magnet fitted kitchen, including integrated appliances and distinctive contrast wall tiling, while a similar modern twist is on offer in the refitted bathroom that also includes a shower option.

Two excellent double bedrooms range from 12'9 x 10'6 to 12'9 x 7'6 with the master including mirror fronted wardrobes, while there is also at its most basic an excellent storage facility at 7'5 x 5'8, which is commonly used as a study and even an occasional bedroom.

Directions

From Cheltenham town centre and The Promenade head along St Georges Road almost as far as the Waitrose turn, but just before the traffic lights turn left into Western Road. The property will then be found towards the far end on the left hand side. Viewers are invited to contact the office for parking options.

Viewings

To view please make an appointment through our Cheltenham Office – 01242 246980

Amenities

Christchurch Road is a very sought after location. CLC sports facilities are only a stones throw away whilst the town centre is also walkable for many people, more closely on hand is the extensive shopping and restaurant offerings in the sophisticated Montpellier area. Alongside this Montpellier gardens provide a great recreational area, while just beyond in the direction of The Promenade, the Town Hall is a major cultural centre, hosting international festivals. Christchurch Road also provides a good access point for the railway station and commuters for M5 or Gloucester.

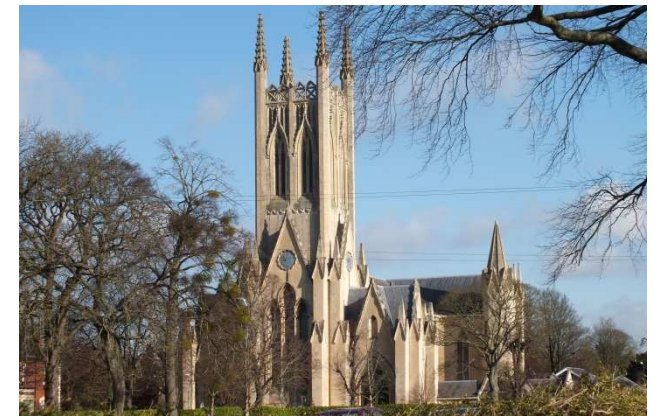
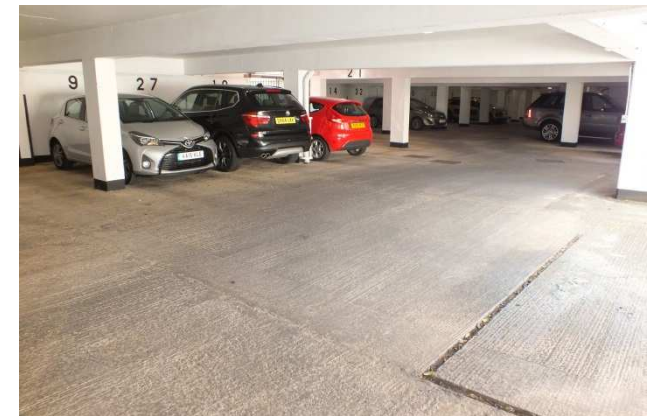
Local Authority

Cheltenham Borough Council
Council Tax Band C

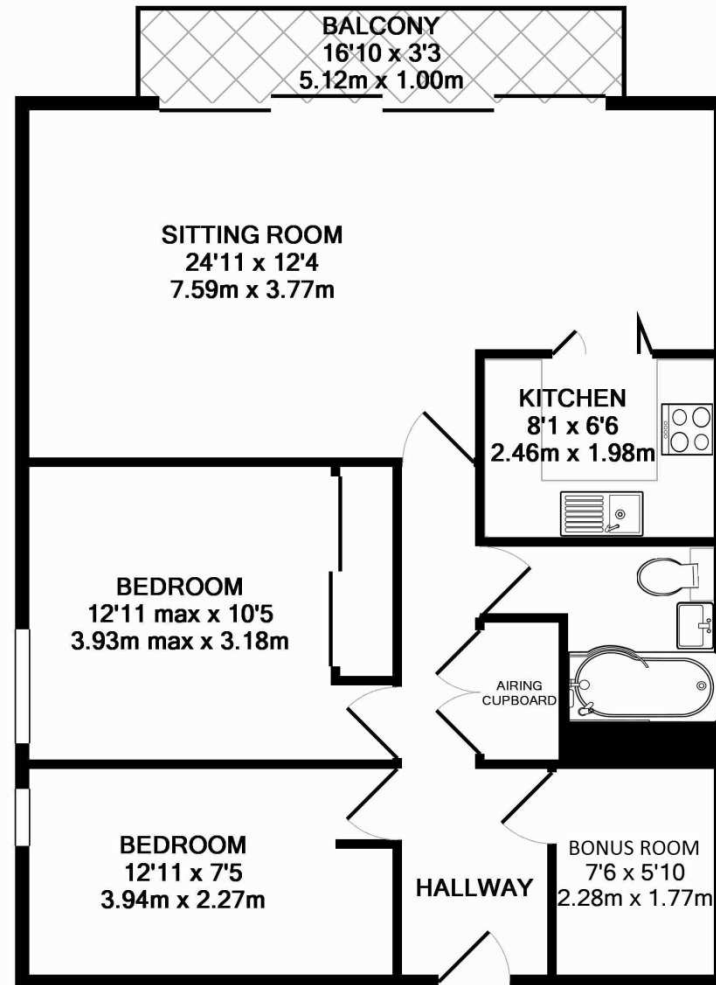
Services and Tenure

We believe the property is served by mains electricity, water, drainage. The vendor informs us that the tenure is leasehold. Confirmation has been requested – please contact us for further details. The above should be verified by your solicitor or Surveyor.

EPC Rating C







TOTAL APPROX. FLOOR AREA 726 SQ.FT. (67.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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