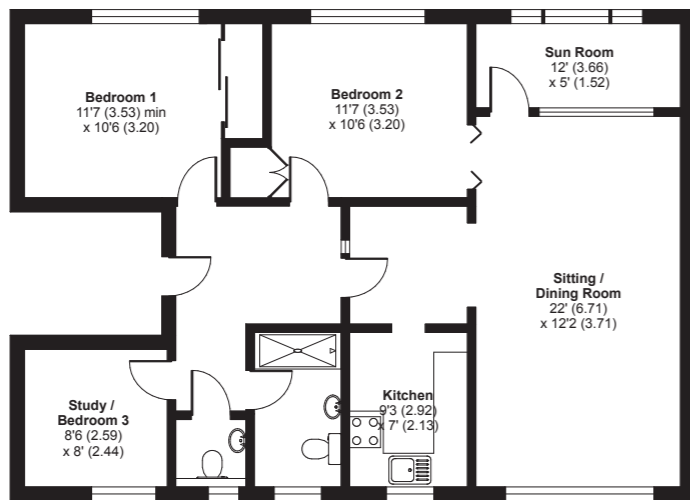


Park Place, Cheltenham, GL50

APPROX. GROSS INTERNAL FLOOR AREA 991 SQ FT 92 SQ METRES



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Disclaimer: These particulars should not be relied upon as fact and are not an offer or contract. The seller does not make, nor do we give any warranty. All information should be verified, no survey has been done or testing completed.

Flat 10 Park House, 39 Park Place

The Park, Cheltenham GL50 2RF



Spacious light and airy apartment | Views of the duck pond | Fitted kitchen
Large sitting/dining room | Close to Montpellier, The Suffolks and Bath Road | EPC C

Perry Bishop
and Chambers

the agent who keeps you informed



£280,000

Flat 10 Park House, 39 Park Place

The Park, Cheltenham GL50 2RF

 2/3 Bedrooms  1 Bathroom  2 Receptions

Located in the leafy park area this first floor apartment forms part of a Eric Lyons designed building and provides a stylish home perfectly located for the shopping and leisure opportunities at Tivoli, Bath Road and Montpellier. With two excellent double bedrooms that enjoy outstanding light levels and a private and leafy aspect.

Other outstanding features include the magnificent 22' x 12' sitting room with a 12' x 5' sun room again enjoying outstanding light levels, a fitted kitchen and a dining/social space, all beautifully appointed and looking through the residents grounds towards what is almost a landmark feature in Cheltenham now, in the large pond. A further study/third bedroom, a shower room and cloakroom complete the accommodation of this spacious apartment. Resident and visitor parking is also on offer.

Directions

From Cheltenham town centre proceed into Montpellier, crossing straight through Suffolk Square onto Park Place. Shortly before the third right hand turn to the right, a sign marks the development on the right hand side. Our property is then located in the left hand building.

Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Leasehold, with a 999 year lease from 1959, the service charge is £120pm and managed by Park House Residents Society and HML Coupe. The above should be verified by your Solicitor or Surveyor.

Local Authority

Cheltenham Borough Council

