

PerryBishop

PROPERTY MADE PERSONAL

Mercian Court, Park Place, Cheltenham, Gloucestershire GL50 2RA



Over 60s development • One bedroom apartment • Lift access • Residents' lounge and sunroom
• Communal laundry facilities • Shared store room for residents • Residents' Parking • Chain free •
EPC E



Key Features



1
Bedroom



1
Bathroom



1
Reception

About the property

Elegantly situated on the top floor, this charming over 60s apartment offers a peaceful retreat in the heart of a vibrant neighbourhood. Boasting stunning views and ample natural light, this property is ideal for those seeking a tranquil living space.

The apartment features a well-equipped kitchen, a cosy living area, a bedroom with a fitted wardrobe and a modern bathroom.

Situated in a retirement community, this property offers a safe and welcoming environment..

Residents can enjoy access to a main communal lounge, a communal laundry facility, sun lounge, and a guest suite that can be booked via the Development Manager. There are beautifully maintained communal gardens, perfect for relaxing or socialising outdoors, and communal parking to the front of the building for all residents.

Additional benefits include good access to local amenities and transport links.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, music, drama, science, food and drink and jazz. There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

Directions

From Cheltenham town centre, proceed via Montpellier and Suffolk Square into Park Place. Continue until the road is crossed either side by Ashford Road. On the left hand corner, you will see Park Gate, with Mercian Court being the building just beyond.

What3Words: ///agenda.book.bubble

Services & Tenure

The tenure is leasehold - 99 years from 1986. Ground rent charge is £96 per annum payable yearly in March. The service charge is £3,763.75 per annum, payable monthly or annually. Mains electricity, water and drainage are understood to be connected.

Local Authority

Cheltenham Borough Council

Council Tax Band A

Our reference

CHE/SB/MS/25092024

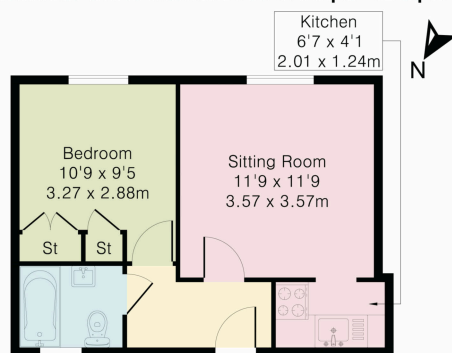
We'd love to hear from you

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Approximate Gross Internal Area 344 sq ft - 32 sq m



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PINK PLAN

Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representative purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for informational purposes only and should not be relied on as a basis of valuation.



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