

PerryBishop

PROPERTY MADE PERSONAL

Sandford Park Place, Cheltenham, Gloucestershire GL52 6HP



Stylish apartment • Second floor • Two bedrooms • Two bathrooms • Balcony • Garage • Convenient location • EPC C



Sandford Park Place,

Cheltenham, Gloucestershire GL52 6HP

Key Features



2
Bedrooms



2
Bathrooms



1
Reception

About the property

Located less than half a mile from Cheltenham High Street, this modern top floor apartment offers a perfect blend of style and convenience.

Boasting a generous 672 square feet of living space, the interior of the apartment is beautifully designed with high-quality finishes and modern fixtures. This property comprises two good sized bedrooms, one benefitting an en suite, a spacious reception room, a further contemporary bathroom and a lovely kitchen with built in appliances.

The apartment also features a private balcony, perfect for enjoying outdoor relaxation, and a garage with a parking space in front for convenient parking.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property

listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, literature, 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 High Street, proceed easterly for London Road. Shortly after the traffic lights at Hewlett Road and College Road, turn right into Corpus Street and then right into Sandford Park Place where the property will be alongside the archway leading to the garages.

What3Words: ///shack.farm.hedge

Services & Tenure

The tenure is Leasehold 999 years from 1 October 2000. Service charge is £1,552.42 per annum including building insurance and is paid monthly. Ground Rent is £50.00 per





annum.

All mains services are understood to be connected.

Local Authority

Cheltenham Borough Council

Council Tax Band C

Our reference

CHE/SB/KF/06122024

We'd love to hear from you

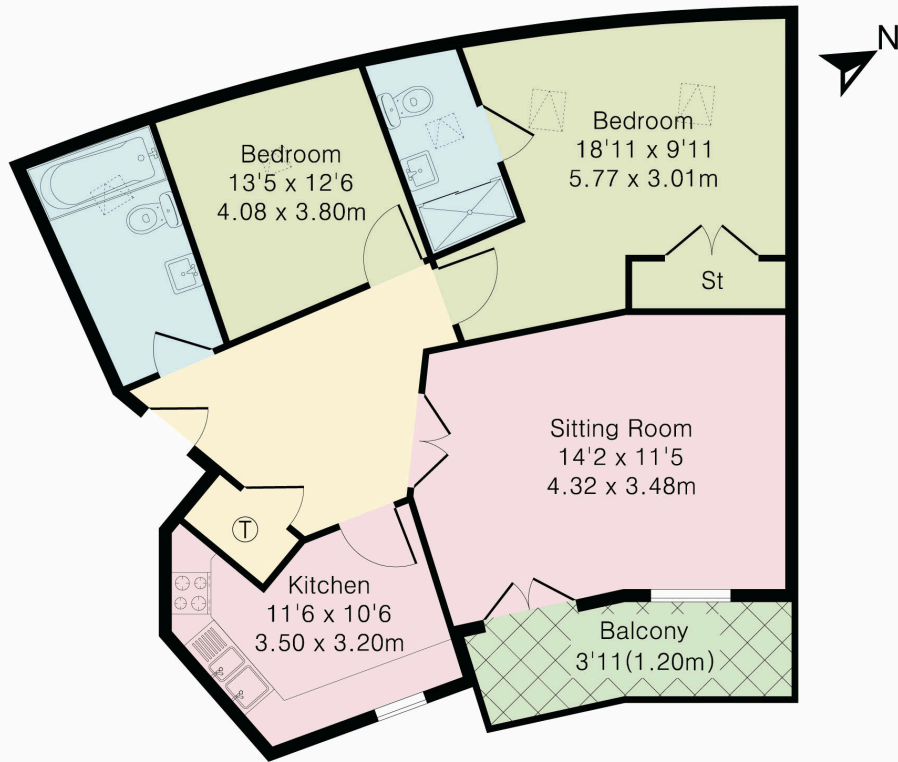
140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: cheltenham@perrybishop.co.uk



Approximate Gross Internal Area 672 sq ft - 62 sq m



Second Floor

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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 representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.
Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

