

## **Dorchester Court**, The Park, Cheltenham, Gloucestershire GL50 2XN



Purpose built apartment • Two bedrooms • Balcony • Fantastic views • Sought after location • Garage • No Onward Chain • EPC C



## Dorchester Court,

The Park, Cheltenham, Gloucestershire GL50 2XN

### Key Features



2  
Bedrooms



1  
Bathroom



2  
Receptions

### About the property

This bright, spacious, and airy two-bedroom apartment is located in the highly desirable Park area of Cheltenham, offering stunning views, access to communal gardens, and the added benefit of an en-bloc garage.

Situated in a prime location, the apartment is perfectly positioned to enjoy the best of the Bath Road area in Leckhampton, as well as being within a mile of Tivoli, Montpellier, and Cheltenham town centre.

Set on the third floor, the property features two well-sized double bedrooms with built-in storage, a family bathroom, and a separate WC. The spacious kitchen and dual-aspect sitting/dining room, which boasts parquet flooring, offer beautiful views of the surrounding hills and greenery.

Additional features include a balcony off the sitting room, a private communal garden, an en-bloc garage with light and

power, and residents' parking. The building also benefits from a lift for easy access.

Offered with no onward chain, this apartment presents an excellent opportunity to enjoy both convenience and comfort in one of Cheltenham's most sought-after areas.

### 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 Perry Bishop's Bath Road office head away from Cheltenham centre, at the mini roundabout turn right onto Shurdington Road, at the next set of traffic lights turn right and Dorchester Court will be found on the right hand side.

What3Words: ///supporter.tunnel.tunes

### Services & Tenure

The tenure is leasehold, 999 years from 25 December 1964. Ground Rent £5.25 per annum. Service charge £1,800.00 per annum paid monthly. All mains services are understood to be connected.

### Local Authority

Cheltenham Borough Council

Council Tax Band- C

### Our reference

CHE/RM/MS/02042025

### We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

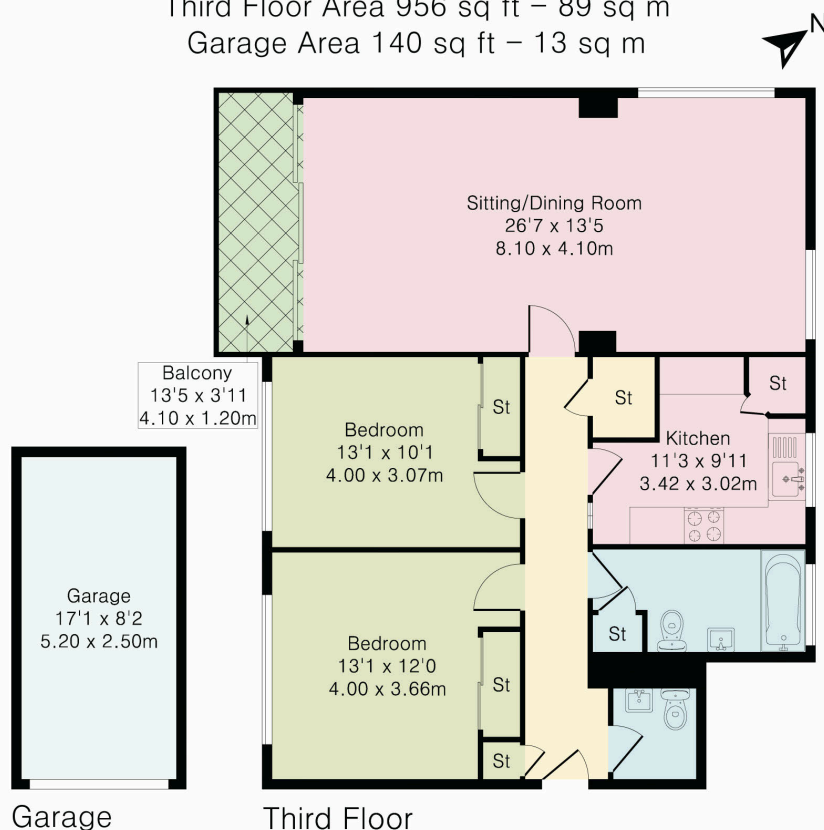
E: [cheltenham@perrybishop.co.uk](mailto:cheltenham@perrybishop.co.uk)



**Approximate Gross Internal Area 1096 sq ft - 102 sq m**

Third Floor Area 956 sq ft – 89 sq m

Garage Area 140 sq ft – 13 sq m



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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.

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Gloucestershire • Oxfordshire • Wiltshire

