

Cedar Court Humphris Place, Cheltenham, Gloucestershire, GL537FB



Retirement Over 55 Apartment • Secure gated entry, communal hall and lift • Two double bedrooms with wardrobes • Sitting room with balcony • Dining room open plan to kitchen • Residents lounge • Allocated parking and visitor spaces • EPC B

Cedar Court

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Key Features



2
Bedrooms



2
Bathrooms



1
Reception

About the property

Located within easy reach of Montpellier and the popular Bath Road is this immaculately presented, two bedroom ground floor retirement apartment. Accessed through secure gates exclusively for the over 55's with the benefit of its own PRIVATE BALCONY.

Cedar Court is a collection of stylish apartments built in 2014 by Beechcroft for over 55's set in lovely communal grounds and private parkland. Apartment 23 is situated on the second floor and benefits from a private parking space beyond electric gates and a top level balcony providing a lovely westerly outlook. Secure coded entry provides access into the main building with a lift to all floors. The apartment has been thoughtfully designed with luxury in mind and provides plenty of storage throughout. The rooms are light and well-proportioned including a sitting/dining room with doors to a balcony terrace and a well-equipped modern kitchen fitted with Bosch appliances. There are two double bedrooms both fitted with wardrobes, the principal bedroom benefitting from an en suite shower room and a bathroom with shower off the main hall. For added convenience, there is a utility cupboard in the hallway with a Bosch washing machine and tumble dryer. The property is offered for

sale with no onward chain.

Cedar Court enjoys an outstanding location set within the private parkland of Thirlestaine Park, less than a mile from the shops and cafes in Montpellier and The Promenade. Cheltenham is a superb place for shopping with an abundance of main high street shops, specialist boutiques, cafés and restaurants. Education is very well catered for and there are excellent sporting facilities in and around the town. Host to annual cultural festivals including music, literature and jazz, the town is equally famous for horse racing and the annual Gold Cup. Communications are excellent with easy access to the M5 and there are regular train services to London Paddington in just over 2 hours.

Outside are the glorious communal gardens and grounds, including a patio and seating area for enjoying the sunshine on a summer's day. This apartment benefits from an allocated parking space plus visitor spaces located at the rear of the building.

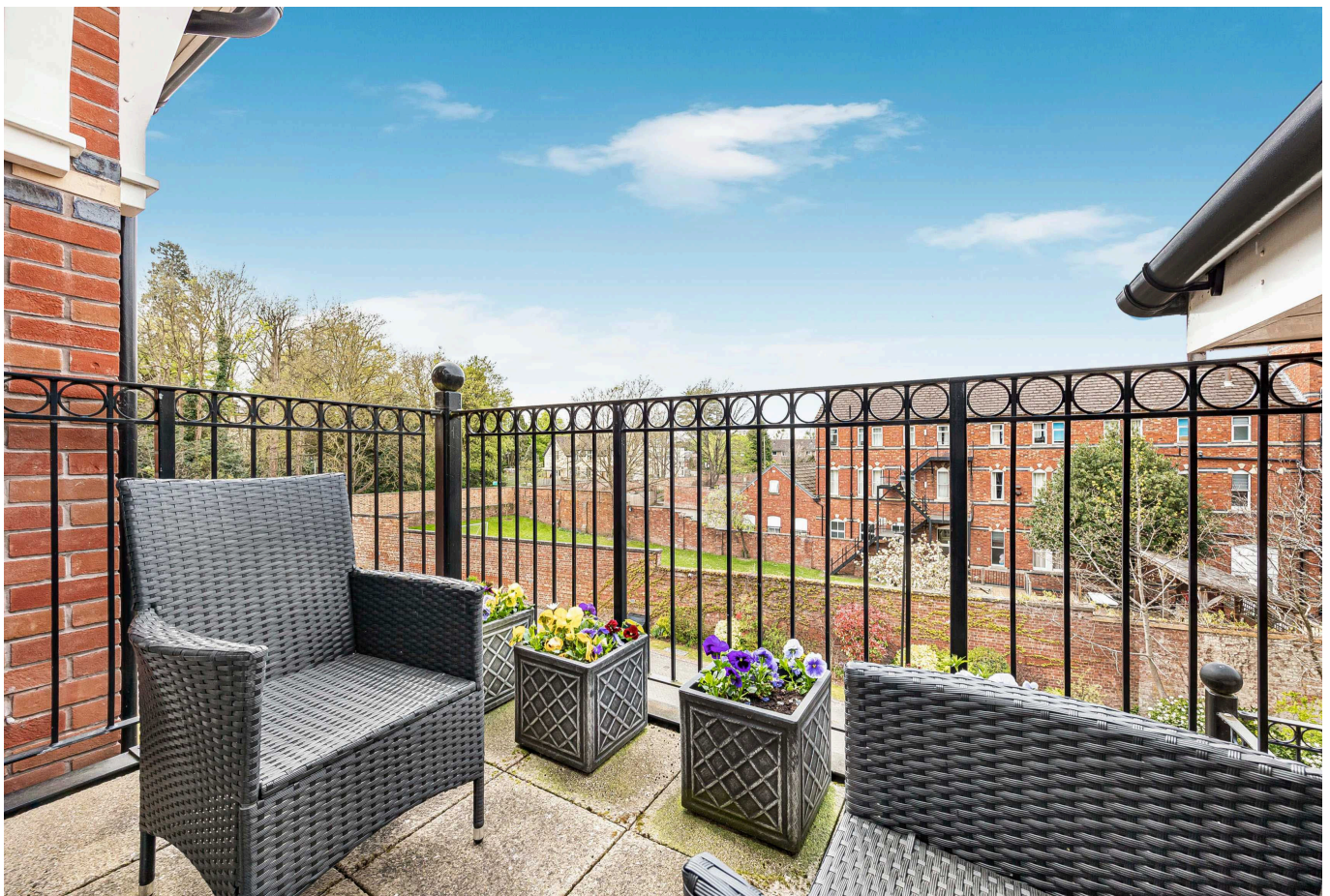
Further benefits of this stunning apartment include double glazing, gas central heating and underfloor heating throughout. An internal viewing is highly advised to fully appreciate the space on offer.

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

Proceed north west on Bath Road, turn right onto Thirlestaine Road. At the roundabout take the 1st exit onto Old Bath Road. At the next roundabout take the 1st exit onto Sandford Road and turn left into Cedar Court. Humpries Place is in front of you.

What Three Words: [///allows.silver.zooms](#)

Services & Tenure

The tenure is leasehold 987 years, 11 months. Service Charge £3,209 pa. Service charge £200 per month. Estate charge £44.34 per half year. Ground rent £350 pa.

Local Authority

Cheltenham Borough Council

Council Tax Band: D

Our reference

CHE/NB/EN/23042025

We'd love to hear from you

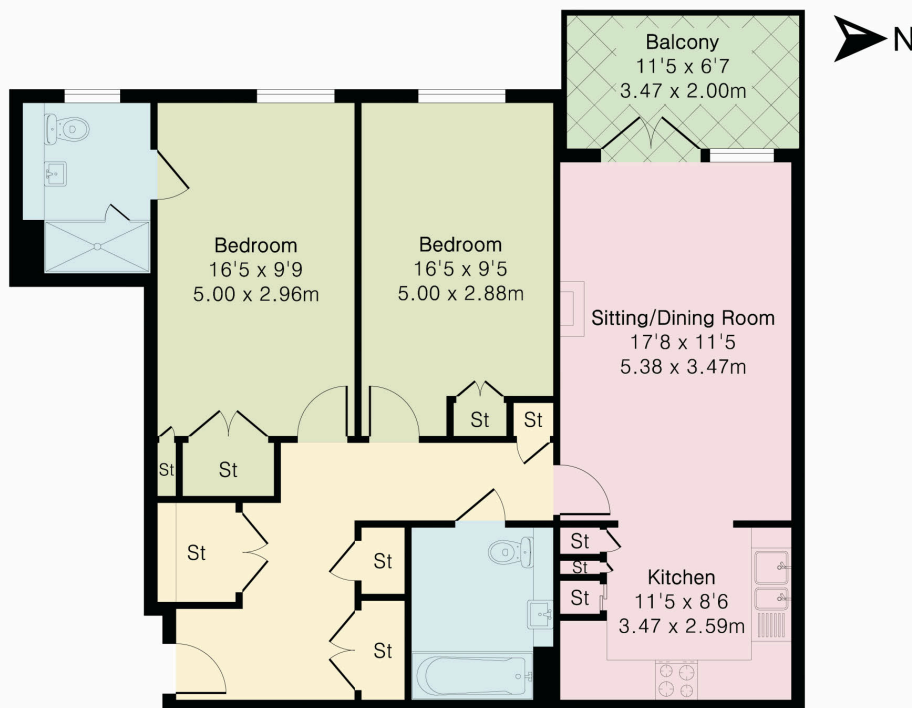
140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: cheltenham@perrybishop.co.uk



Approximate Gross Internal Area 934 sq ft - 87 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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