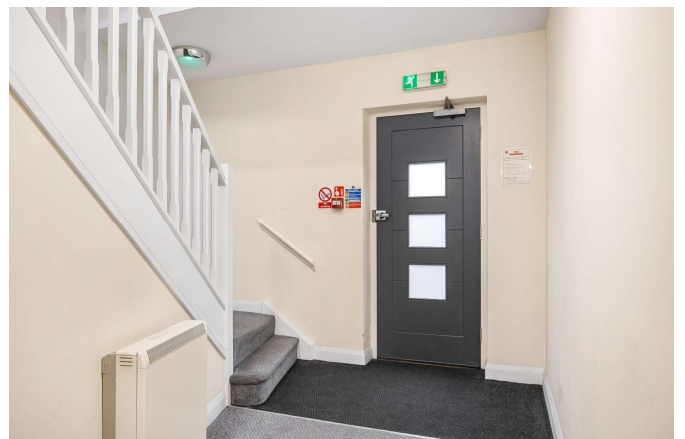


## Portland Gardens, Cheltenham, Gloucestershire GL52 2NS



Offered with no onward chain ● Spacious top-floor apartment ● Open-plan living space ● Main bedroom with private en-suite shower room ● Gas central heating ● EPC To be confirmed

# Portland Gardens

Cheltenham

## Key Features



2  
Bedrooms



2  
Bathrooms



1  
Reception

## About the property

A spacious and well-presented top-floor apartment located within this popular gated development, offering bright, modern living and the convenience of secure parking — all within easy reach of Cheltenham town centre.

The apartment features an open-plan living space incorporating a comfortable lounge area, a dining space and a modern fully fitted kitchen, creating an excellent social layout.

There are two generous bedrooms, with the main bedroom enjoying its own private en suite shower room. The second bedroom is versatile, suitable for guests, home working or additional storage. A further bathroom serves the apartment.

Additional benefits include gas central heating, double-glazed windows, and secure, gated access to the development. The property also comes with its own allocated parking space within the private parking area.

Offered with no onward chain, this apartment represents an excellent opportunity for first-time buyers, downsizers or investors seeking a well-located, low-maintenance home.

## 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.

## 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.

## Directions

Leave the Perry Bishop office and head north on Bath Road, continuing straight until you reach the junction with Sandford Road. Turn right onto Sandford Road and follow it along before turning left onto College Road. Continue on College Road and then turn right onto All Saints Road. Follow All Saints Road to the end and turn left onto Portland Street. After a short







distance, turn right into Portland Gardens, where the apartment can be found within the secure gated development.

What3Words: ///cheek.stays.voice

#### **Services & Tenure**

Tenure – Leasehold, 999 year lease from 15 March 1990

Service charge £1,996.90 per annum plus £112 for upkeep of grounds; ground rent tbc

Electricity - Mains supply

Gas – Mains supply

Water – Mains supply

Sewerage - Mains supply

Heating – Gas-fired heating system

#### **Local Authority**

Cheltenham Borough Council

Council tax Band - C

#### **Our reference**

CHE250401

22nd December 2025

#### **We'd love to hear from you**

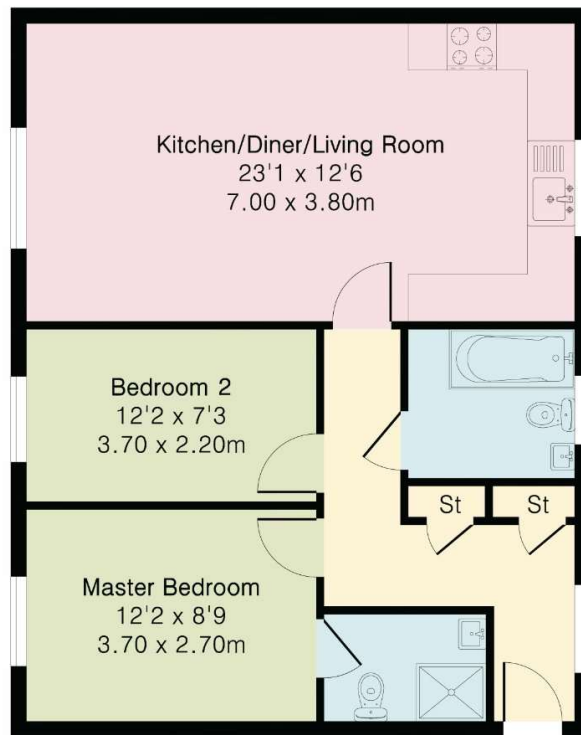
140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: cheltenham@perrybishop.co.uk



**Approximate Gross Internal Area 671 sq ft - 62 sq m**



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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