

PerryBishop

PROPERTY MADE PERSONAL

The Brook House, Hatherley Road, Cheltenham, GL51 6BQ



- No onward chain
- Duplex apartment arranged over two floors
- Open-plan living space with private balcony
- Private courtyard accessed from both bedrooms
- Two allocated parking spaces including one covered
- EPC - B

The Brook House, Hatherley Road

Cheltenham

Key Features



2
Bedrooms



2
Bathrooms



1
Reception

About the property

A beautifully presented duplex apartment set within a modern gated development, offering spacious and well-balanced accommodation across two floors, along with private outside space and allocated parking, all within easy reach of Montpellier and Cheltenham town centre.

The property forms part of an exclusive building of just eight apartments and is positioned in a highly regarded location, close to a wide range of amenities, transport links and well-regarded schools.

The accommodation is arranged over two levels and begins with an entrance hall providing access to a cloakroom and useful storage. The main living space is particularly impressive, with a generous open-plan sitting and dining area enjoying excellent natural light from large windows and direct access onto a private balcony overlooking the communal gardens. The kitchen is well-equipped with a range of fitted appliances and is neatly arranged to complement the living space.

On the lower level, there are two well-proportioned double bedrooms, both benefiting from fitted wardrobes and direct access onto a private courtyard, creating a pleasant extension of the living space. The principal bedroom also enjoys a dressing area and en suite shower room, while a separate family bathroom serves the second bedroom.

Externally, the property is approached via electronically operated gates leading to a private parking area, where there are two allocated spaces, one of which is covered. The development is surrounded by well-maintained communal gardens, further enhancing the overall setting.

This is a well-presented and thoughtfully designed apartment offering a rare combination of space, outside areas and secure parking in a sought-after central location.

Amenities

Cheltenham is a historic Regency town, often regarded as the gateway to the Cotswolds, and is well known for its strong cultural identity and high quality of life. The town hosts a wide range of nationally recognised festivals throughout the year, including literature, music, jazz, science, food and drink, and National Hunt racing.

The town centre offers an excellent mix of shopping facilities, from independent boutiques to well-known high street brands, alongside a broad range of cafés, restaurants and leisure amenities. Recreational and cultural attractions include theatres, cinemas, golf courses and the renowned Cheltenham Racecourse.

Cheltenham is also well regarded for education, with a variety of highly respected schools in both the state and independent sectors including Cheltenham College, Cheltenham Ladies' College, Dean Close School, Balcarras School, Leckhampton High School and Pate's Grammar School.

Cheltenham is well placed for travel and commuting, with a mainline railway station providing direct services to London and other major cities. The nearby M5 motorway offers convenient access to Bristol, Birmingham and the wider motorway network, while the surrounding countryside and Cotswold villages are easily accessible, making Cheltenham an ideal base for both town and country living.

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

From the Perry Bishop office on Bath Road, head north towards the town centre, continuing onto Suffolk Road. At the traffic lights, turn left onto Andover Road and follow the road ahead.

Continue as Andover Road leads directly onto Hatherley Road. Proceed along Hatherley Road and Brook Court can be found on the right-hand side.

What 3 Words: **reader.dinner.food**

Services & Tenure

Tenure - Leasehold
Electricity - Mains Supply
Water – Mains Supply
Sewerage - Mains Supply
Heating - Gas

Local Authority

Cheltenham Borough Council
Council Tax Band - F



Our reference

CHE260101
18th March 2026

We'd love to hear from you

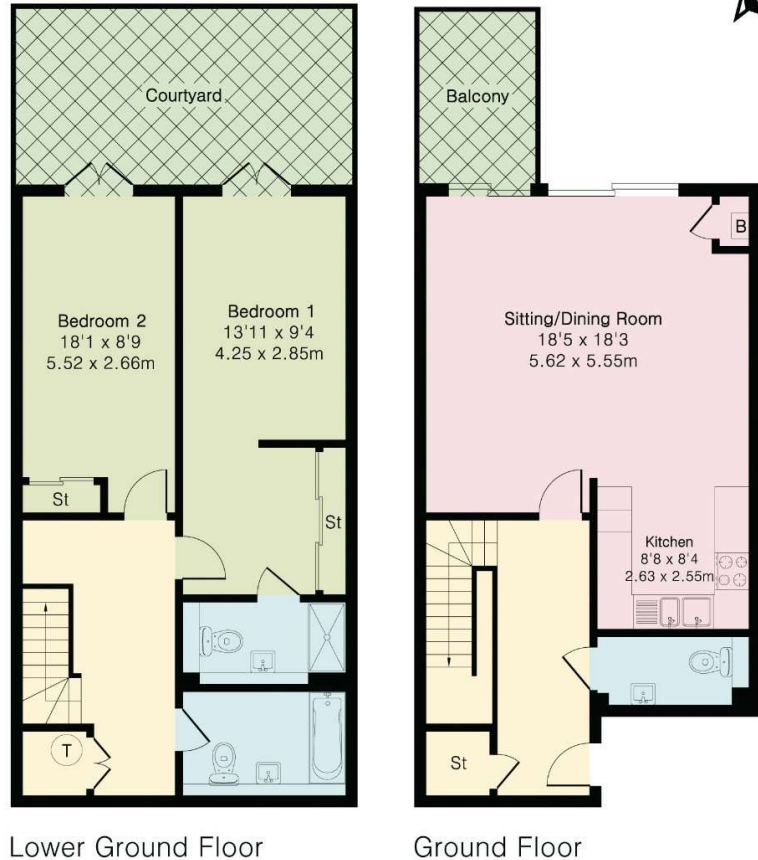
140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG
T: 01242 246980
E: cheltenham@perrybishop.co.uk



Approximate Gross Internal Area 1221 sq ft - 114 sq m

Lower Ground Floor Area 634 sq ft – 59 sq m

Ground Floor Area 587 sq ft – 55 sq m



PerryBishop
PROPERTY MADE PERSONAL



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.



perrybishop.co.uk

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

