



Flat 14, Overton Court Overton Park Road, Cheltenham - GL50 3BW

Cheltenham

Guide Price £220,000

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Overton Court Overton Park Road,
Cheltenham

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Two Bedroom Apartment
- Walking Distance To The Town Centre
- Offered With A Share of The Freehold
- Well Presented Throughout With Good
- Storage Facilities
- Communal Gardens
- Allocated Car Port Parking Space







You can include any text here. The text can be modified upon generating your brochure. This well presented two-bedroom ground floor apartment is situated within walking distance of the town centre and forms part of a purpose-built development offering allocated car port parking, communal gardens, bike storage and access to a shared laundry area.

Entrance Hall: Upon entering, you are welcomed into a spacious hallway that leads to the principal rooms of the property. The space offers a warm first impression and is finished with a neutral colour scheme and practical flooring.

Living/Dining Room: The living area is flooded with natural light from the French patio doors, creating a pleasant and open environment ideal for everyday living or entertaining. There is ample space for both lounge and dining furnishings, and the room's neutral palette enhances its contemporary feel.

Kitchen: Adjacent to the living space, the kitchen features a stylish range of cabinetry with contrasting work surfaces and integrated appliances. There is excellent storage and preparation space including a convenient separate pantry cupboard, with the layout catering to both functionality and modern-day needs.

Bedroom One: The principal bedroom is a comfortable double room with a rear-facing window overlooking the communal gardens. The room is well-proportioned, with built in storage space, offering a peaceful setting and space for freestanding furniture.

Bedroom Two: The second bedroom is also a comfortable double, benefitting from a front facing aspect and offers flexibility as a guest room, home office, or dressing room depending on the buyer's needs.

Bathroom: The bathroom is fitted with a contemporary suite comprising a bath with shower over, WC, and wash hand basin. Sleek tiling and modern fixtures add a touch of sophistication to the space.

Communal Spaces: To the rear of the property, residents enjoy access to a landscaped communal garden offering a peaceful retreat in the heart of town, as well as a storage shed suitable as a bike store. A communal laundry area is also situated to the rear of the building for shared use.

Parking: The property benefits from an allocated parking space within a carport, providing valuable off-road parking.

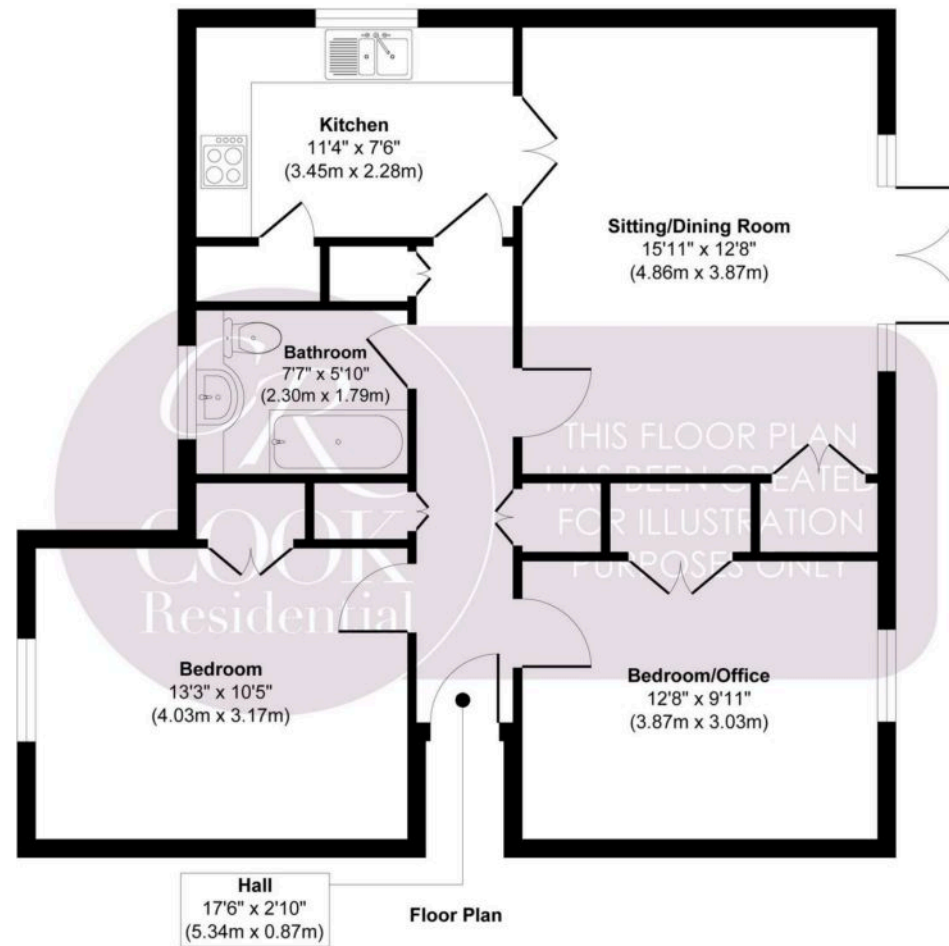
Tenure: Leasehold with a Share of The Freehold – 956 years remaining

Service Charge: £1560 Per Annum, Reviewed Annually

Council Tax Band: B

Ideally located within easy reach of the town centre's shops, restaurants, and amenities, this well-maintained apartment offers a superb opportunity for first-time buyers, investors, or those looking to downsize in a convenient yet peaceful setting.

Please note all measurements are approximate and for guidance only. Further details regarding service charges and lease specifics will be confirmed between solicitors during the course of the transaction.



Approx. Gross Internal Floor Area 748 sq. ft / 69.56 sq. m
Produced by Elements Property





Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.