



Windrush, Park Gate, Park Place, Cheltenham - GL50 2QE

CR
Guide Price £235,000



Windrush, Park Gate, Park Place

Cheltenham ,GL50 2QE

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- No Onward Chain
- Retirement Property Over 55's
- Two Bedroom Home
- Excellent Array of Communal Facilities
- Private Front Garden & Communal Gardens
- Secure Under Ground Parking





Located in the prestigious and leafy Park district of Cheltenham, this well-presented two-bedroom end-terraced property forms part of the exclusive Park Gate retirement complex. Offered with No Onward Chain, this charming home is ideal for those seeking a peaceful and secure setting within walking distance of Bath Road, The Suffolks, and Tivoli.

Sitting Room: Situated at the front of the property and enjoying a view across the well-maintained front garden, the sitting room features period-style cornicing, a central feature fireplace with inset electric fire, stairs rising to the first floor, and neutral carpeting for a cosy yet elegant atmosphere.

Kitchen / Breakfast Room: The kitchen is positioned at the rear and is well-equipped with fitted wall and base units, granite-effect worktops, tiled splashbacks, and a stainless-steel sink with mixer tap. Integrated appliances include an electric hob, oven and extractor hood, with further space for a tall fridge freezer and washing machine. There is also a convenient understairs storage cupboard and space for a small breakfast table.

Landing: The landing gives access to both bedrooms and the bathroom, with neutral carpet continuing throughout.

Bedroom One: A double bedroom at the front of the property, benefitting from a bank of fitted wardrobes along one wall, offering excellent storage.

Bedroom Two: A single bedroom with a built-in storage cupboard, ideal for guests or use as a hobby room or office.

Bathroom: The bathroom is fitted with a white suite comprising a panelled bath with separate shower over and glass screen, WC, basin, and tall heated towel rail.

Garden: To the front, a low-maintenance paved garden offers a delightful space to sit with potted plants and a view over the communal grounds. This private area provides a peaceful setting for enjoying morning coffee or an evening drink.

Parking: The property benefits from a secure under ground parking space, with additional visitor parking available at the front of the building.

Additional Features: There is also an assisted living alarm system installed, and residents have access to an excellent range of communal facilities including a lounge, library, and guest suite for visiting family members.

Council Tax Band: C

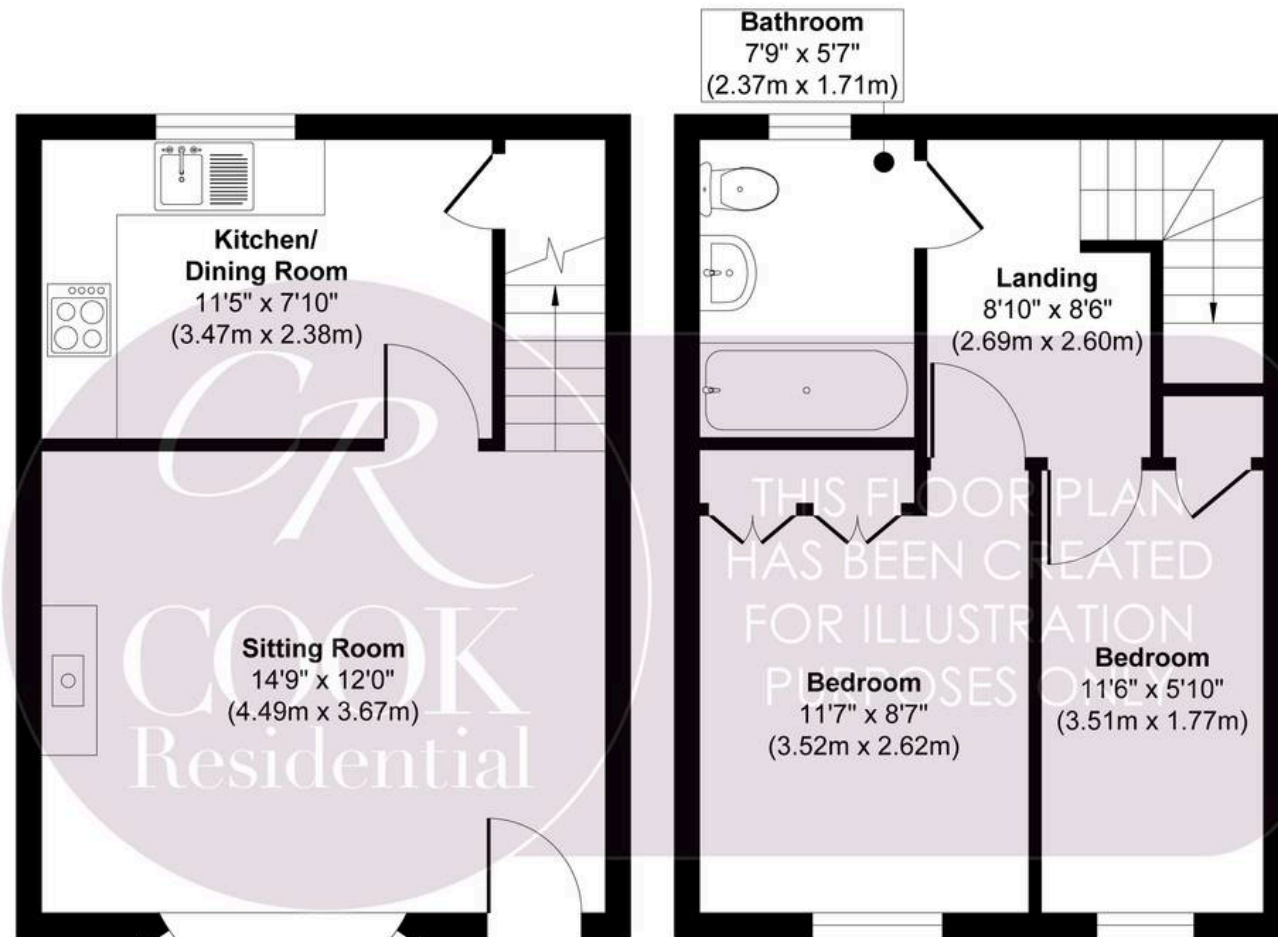
Tenure: Freehold

Annual Service Charge: £3,972

Age Restriction: Over 55s

Location: The Park is one of Cheltenham's most desirable residential areas, known for its tree-lined streets, elegant Regency architecture, and proximity to local amenities. With Bath Road, The Suffolks, Tivoli, and Montpellier all within easy reach, residents can enjoy boutique shops, cafés, parks and excellent public transport links. The area is also home to beautiful open spaces and sits conveniently close to Cheltenham town centre.

All information regarding the property details, including its position on Freehold, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.



Ground Floor
Approximate Floor Area
306 sq. ft
(28.49 sq. m)

First Floor
Approximate Floor Area
297 sq. ft
(27.61 sq. m)

Approx. Gross Internal Floor Area 603 sq. ft / 56.10 sq. m

Produced by Elements Property





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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.