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Lindholme, 8 The Park - GL50 2SG

Guide Price £290,000



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Lindholme, Cheltenham, GL50 2SG

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- A Spacious Period Two Bedroom Apartment
- Two Bathrooms
- Beautifully Presented Throughout
- Desirable Location
- Allocated Parking
- Share of Freehold





Cook Residential are proud to bring to the market this spacious and beautifully laid out two-bedroom ground floor apartment, located in the highly sought-after Park area of Cheltenham. Boasting generous proportions throughout, an allocated parking space, and stylish living spaces, this superb apartment is ideally situated for easy access to the town centre, Montpellier, and an array of local amenities.

Sitting Room: Generously proportioned and filled with natural light, the sitting room offers an ideal space to relax or entertain. Positioned to the front of the property, it enjoys a dual aspect and provides a calm yet elegant setting for day-to-day living.

Large Hallway & Dining Area: Centrally located, the dedicated dining area forms the heart of the home. Its spacious layout connects seamlessly to both the kitchen and living areas, offering excellent flow for entertaining and daily use.

Kitchen: Positioned to the rear of the apartment, the well-appointed kitchen includes a range of cabinetry, integrated appliances, and a practical layout ideal for the keen home chef. A window overlooks the communal gardens, offering pleasant views while preparing meals.

Bedroom One: This impressively large double bedroom benefits from a rear-facing aspect and includes access to a private ensuite shower room. With ample space for wardrobes and furnishings, it offers a peaceful retreat.

Ensuite: The ensuite is well fitted with a shower enclosure, wash hand basin, and WC, finished with stylish fixtures for comfort and convenience.

Bedroom Two: A comfortable second double bedroom, this room also benefits from a view over the rear communal grounds.

Bathroom: The bathroom is positioned adjacent to bedroom two and includes a panelled bath, wash basin, and WC, all arranged in a clean and practical layout.

Parking: The property benefits from allocated parking at the front of the property as well as unallocated visitor parking to the rear.

Tenure: Leasehold with a Share of The Freehold

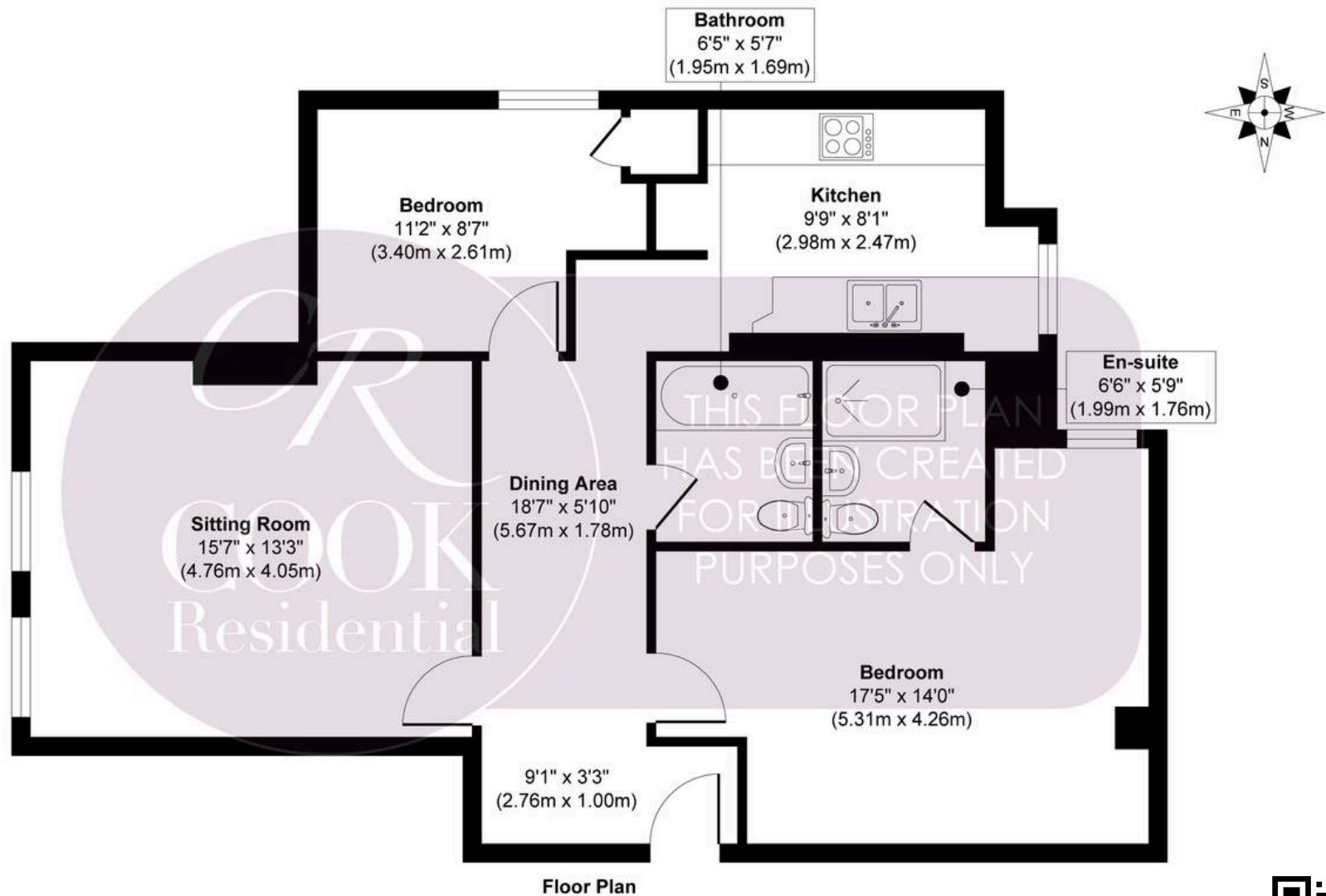
Council Tax Band: B

Lease Length: Approx. 989 years remaining

Service Charge: £2,192 per annum (reviewed annually)

Location: Cheltenham offers easy access to the A40 and M5 motorways and is equidistant from Bristol and Birmingham, with good north-south high-speed rail links. The town itself is a beautiful Regency Spa, famous for its many festivals including Literature, Music, Science, Jazz, and the legendary National Hunt racing festival, The Cheltenham Gold Cup. The town centre boasts a variety of local and high street shops, eateries, bars, and art galleries attracting visitors from far and wide.

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



Approx. Gross Internal Floor Area 821 sq. ft / 76.29 sq. m

Produced by Elements Property





Cook Residential

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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.