



Battledown Priors, Cheltenham - GL52 6RB

CR

Guide Price £230,000





## Battledown Priors

Battledown, GL52 6RB

Modernised ground floor apartment in sought-after Battledown Priors with stunning views. Spacious living area, sleek kitchen, 2 double bedrooms, updated bathroom. Set in mature gardens with parking and garage. Ideal for stylish living near Cheltenham town centre.

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



- No Onward Chain
- Two Bedroom Apartment
- Share of Freehold
- Situated in The Popular Location of Battledown
- Communal Gardens
- Garage & Parking





Situated in the highly desirable Battledown Priors, this spacious ground floor apartment has been recently modernised throughout and offers beautifully presented living accommodation. Set within mature communal gardens and benefitting from parking and a garage, the property is positioned on the lower slopes of Battledown and enjoys lovely views while being within easy reach of Cheltenham town centre. Offered with No Onward chain and a Share of the Freehold, this is an ideal opportunity for those seeking a stylish and well-located home.

**Entrance Hall:** The property benefits from having its own front and rear private entrances. There is a welcoming entrance hall, which opens through to the main living accommodation.

**Lounge / Dining Room:** The large lounge and dining room is a light and inviting space, with a picture window providing attractive views over the beautifully maintained communal gardens. This spacious reception area offers ample room for both comfortable seating and a dining area, making it the perfect setting for everyday living and entertaining alike. A modern electric radiator and media points add to the practicality of the room.

**Kitchen / Breakfast Room:** The kitchen and breakfast room has been thoughtfully modernised and fitted with a stylish range of matching eye and base level units. Integrated appliances include a fan-assisted oven, ceramic hob with extractor hood, and fridge freezer. There is ample room for a breakfast table, creating a sociable and practical space. Further features include a stone-effect tiled floor, modern radiator, LED downlighting, and a useful storage cupboard. A door opens directly to the rear garden aspect, enhancing the light and flow of the space.

**Hallway:** From the inner hallway, doors lead to the airing cupboard with pressurised hot water system, bathroom, and both bedrooms.

**Bedroom One:** The principal bedroom is a generous double, with a window overlooking the communal gardens. This bright and restful space is complemented by a modern radiator and offers a welcoming retreat at the end of the day.

**Bedroom Two:** The second bedroom is also a double and benefits from a walk-in wardrobe. A window enjoys further views over the attractive communal gardens, making this a particularly appealing room.

**Bathroom:** The bathroom has been recently refitted with a contemporary suite comprising a panelled bath with tiled surround and a separate walk in rainfall-style shower with glass screen, wash hand basin, WC, and a chrome heated towel rail. LED downlighters complete the stylish and modern finish.

**Exterior:** The property is set within extensive and mature communal gardens which are mainly laid to lawn and interspersed with established planting and beautiful fir trees. The grounds offer a sense of peace and greenery while being carefully maintained for residents to enjoy.

**Parking:** The property further benefits from off-road parking and a garage.

**Council Tax Band:** B

**Tenure:** Share of Freehold

**Lease Length:** 939 years remaining

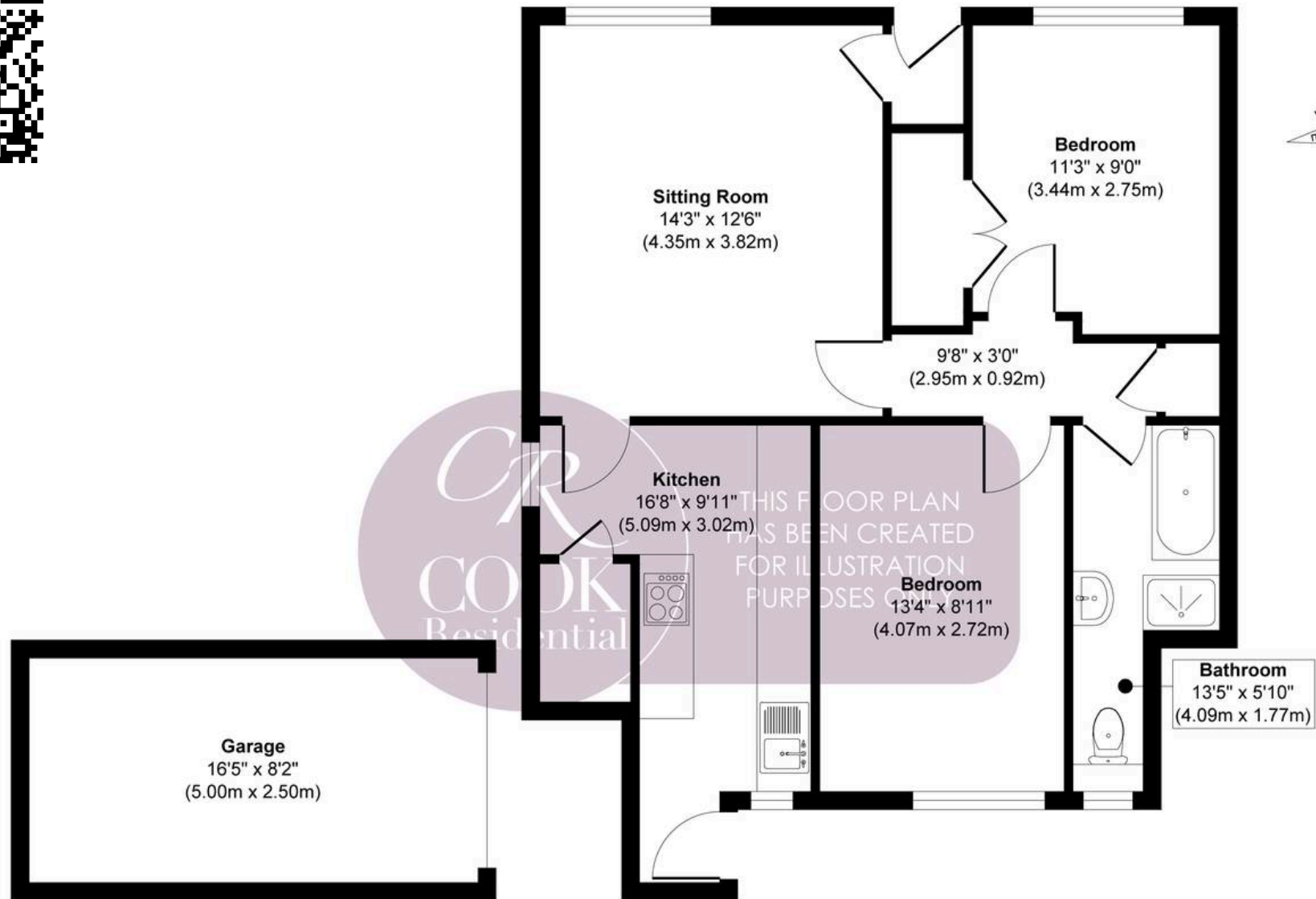
**Service Charge:** £1020 Per Annum Reviewed Annually

**Location:** Battledown Priors is an attractive residential area located on the lower slopes of Battledown, one of Cheltenham's most sought-after settings. The property is ideally positioned within walking distance of Cheltenham town centre, approximately half a mile away, where a wide variety of boutique shops, pavement cafés, wine bars and restaurants can be enjoyed. Families are well catered for, with the highly rated Holy Apostles Primary School conveniently nearby. The area also provides excellent access to local parks, leisure facilities, and road links to the Cotswolds, Gloucester and the M5 motorway, making this an exceptional and well-connected place to call home.

Viewing is highly recommended to fully appreciate all that this property has to offer.

All property details will be confirmed between vendor and purchaser solicitors, including its position on Leasehold. All measurements are approximate and for guidance purposes only.





**Garage**  
Approximate Floor Area  
134 sq. ft  
(12.50 sq. m)

**Ground Floor**  
Approximate Floor Area  
675 sq. ft  
(62.80 sq. m)

**Approx. Gross Internal Floor Area 809 sq. ft / 75.30 sq. m (Including Garage)**

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.