



Western Road, Cheltenham, GL50 3RH

Guide Price £275,000





## Western Road

Cheltenham, GL50 3RH

Council Tax band: C

Tenure: Share Of Freehold

EPC Energy Efficiency Rating: D

- No Onward Chain
- Beautifully Appointed Second-Floor Apartment Extending To Approx. 800 Sq. Ft.
- Private Balcony With A Sunny Westerly Outlook And Dual Access
- Two Well-Proportioned Bedrooms
- Secure Under Croft Parking For One Vehicle
- Lift Access, Communal Gardens & Communal Laundry Room







A well-proportioned third-floor apartment extending to approximately 800 sq. ft. (74.3 sq. m.), set within the highly regarded Western Court development. Enjoying an elevated westerly outlook, generous living space, double glazing, and excellent communal facilities, the apartment is ideally positioned for town centre living and is offered with no onward chain.

**Entrance Hall:** A welcoming central hallway providing access to all rooms, with a useful walk-in storage cupboard and a practical, well-balanced layout.

**Open Plan Sitting / Dining Room:** A particularly spacious and light-filled reception room with clearly defined sitting and dining areas, ideal for both everyday living and entertaining. A contemporary fireplace forms a focal point to the sitting area, while sliding doors provide direct access to the private balcony, enhancing the sense of space and allowing for indoor-outdoor living.

**Kitchen:** A separate, well-appointed kitchen fitted with modern white units, contrasting work surfaces, and a striking splashback. The layout is practical and efficient, with space for appliances and excellent storage.

**Bedroom One:** A comfortable and well-proportioned double bedroom offering a calm retreat, complete with sliding doors opening directly onto the balcony. Built-in mirrored wardrobes provide excellent storage while maximising light and space.

**Bedroom Two:** A further generous bedroom, ideal as a guest room, home office, or second bedroom, enjoying a pleasant outlook and flexible proportions.

**Shower Room:** A modern and well-presented shower room comprising a walk-in shower with glazed screen, wash basin set within a vanity unit, and WC, finished in a clean, contemporary style.

**Balcony:** A private balcony accessed from both the sitting/dining room and bedroom one, offering a pleasant elevated westerly outlook and a valuable outdoor space.

**Communal Facilities:** Western Court benefits from well-kept communal gardens, lift access to all floors, a communal laundry room located in the basement, and lockable bike storage.

**Parking:** The apartment further benefits from secure allocated undercroft parking for one vehicle.

#### **Additional Details:**

**Council Tax:** Band C

**Tenure:** Share Of Freehold

**Lease Expiry:** 4th February 2984

**Service Charge:** £138.22 per month

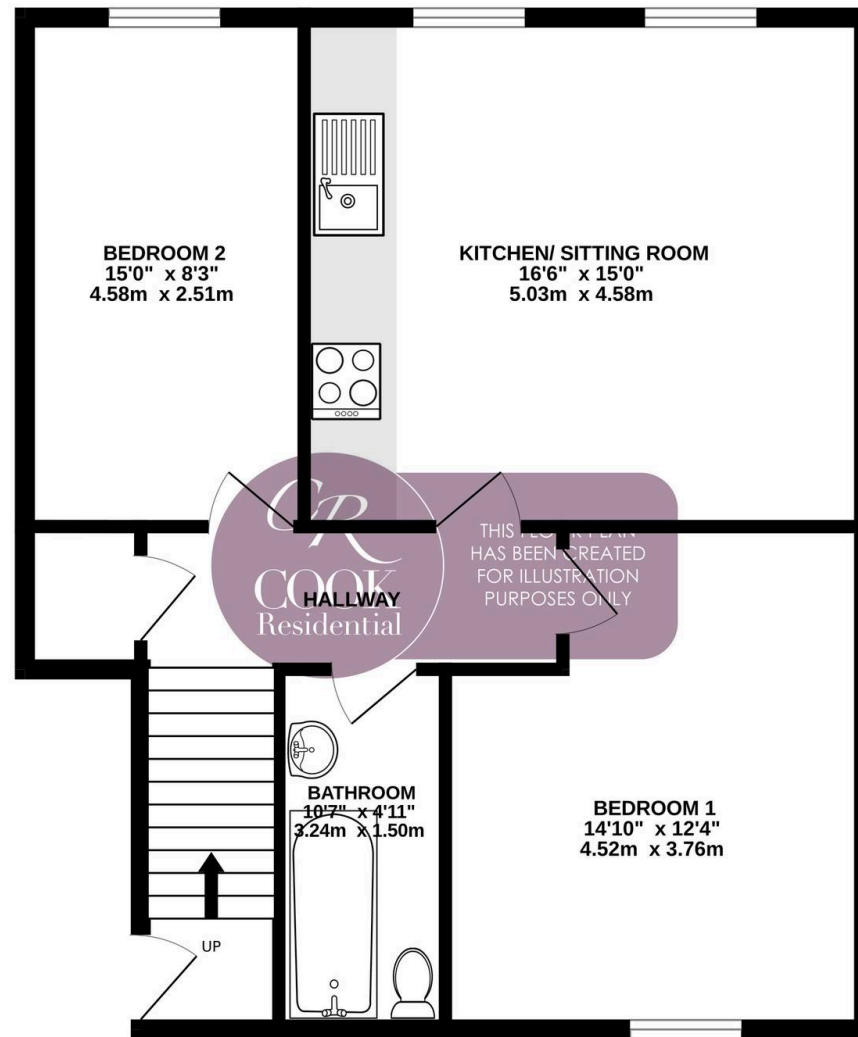
**Location:** Western Road is perfectly placed for enjoying the very best of Cheltenham. The property is within comfortable walking distance of the High Street, Montpellier, and Pittville, offering an excellent selection of shops, cafés, restaurants, and cultural amenities. Cheltenham Spa railway station and key transport links are also easily accessible, making this a highly convenient and sought-after central location.

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SECOND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Cook Residential

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

01242 500259 • [enquiries@cookresidential.co.uk](mailto:enquiries@cookresidential.co.uk) • [cookresidential.co.uk](http://cookresidential.co.uk)

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