



Hatherley Court Road, Cheltenham, GL51 6EA

*CR*  
Guide Price £250,000



## Hatherley Court Road

Cheltenham, GL51 6EA

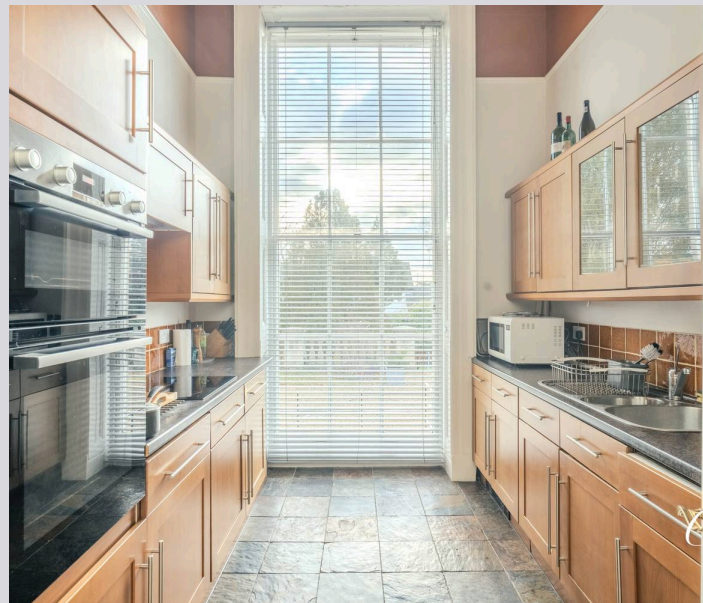
A beautifully proportioned ground floor apartment set within a handsome Grade II listed building, benefitting from no onward chain, a single en bloc garage, and secure basement storage.

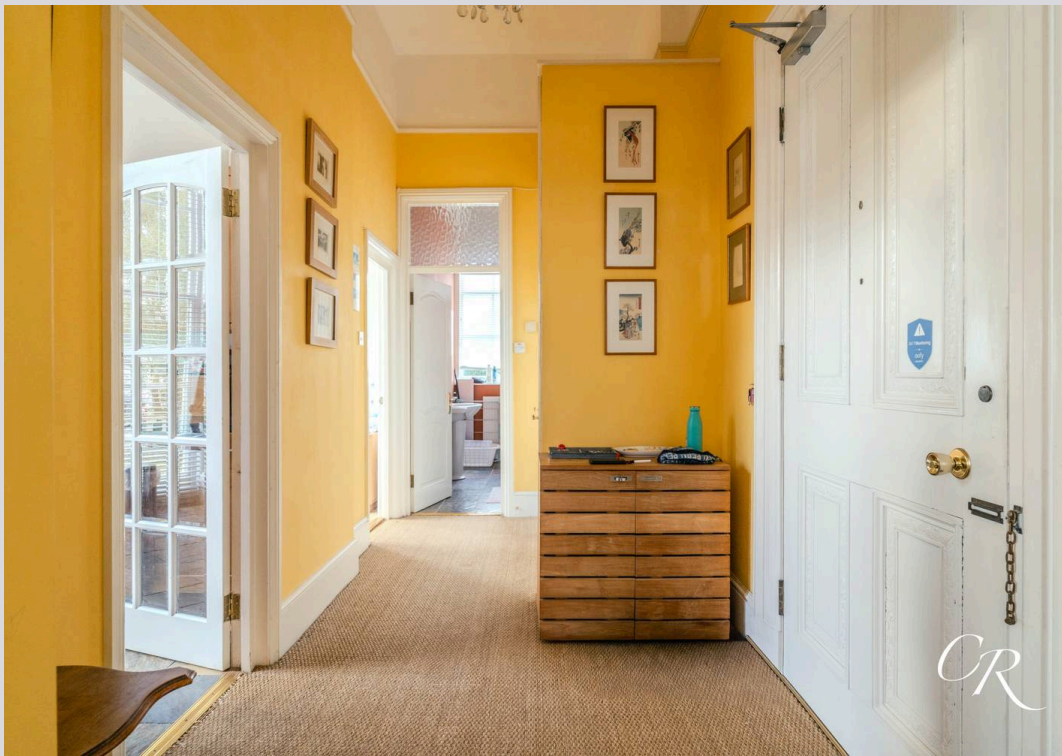
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- No Onward Chain
- Handsome Grade II Listed Building
- Dual Aspect Drawing Room With Working Shutters And Cornicing
- Kitchen With Fitted Appliances
- Beautiful, Well Maintained Communal Gardens And Grounds
- Single En Bloc Garage





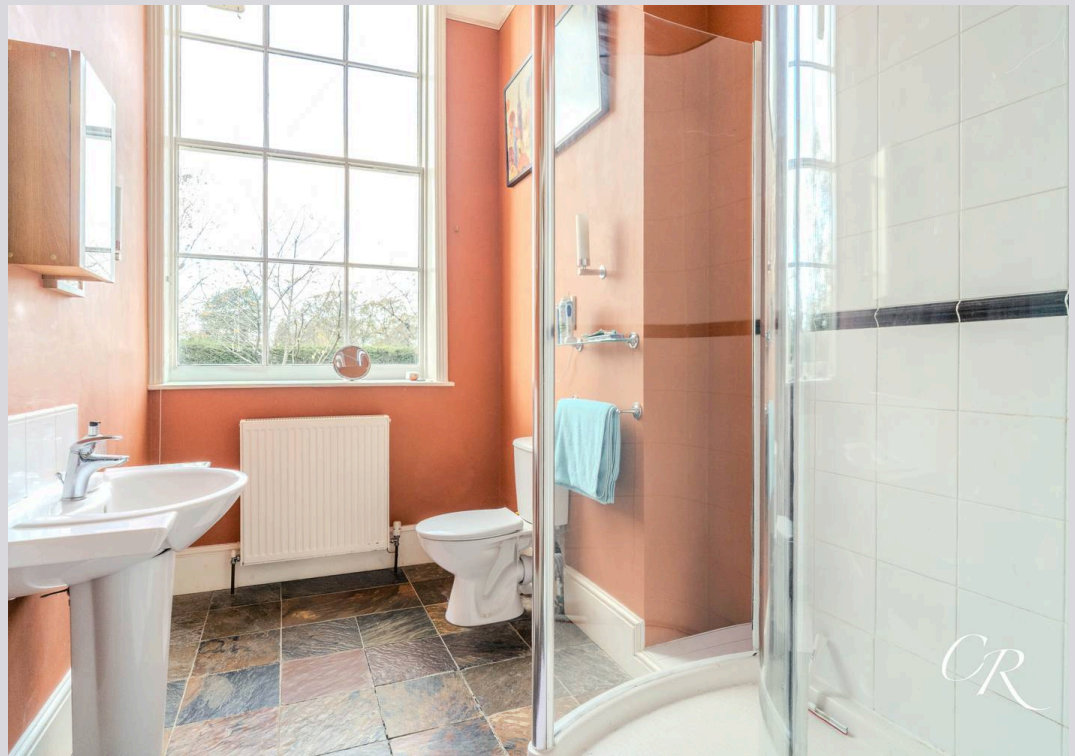
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A beautifully proportioned ground floor apartment set within a handsome Grade II listed building dating back to the 1800s. Enjoying an elegant blend of period architecture and generous room sizes, this home forms part of the impressive Hatherley Court development, known for its extensive, well-maintained communal gardens and striking Regency façade. The property also benefits from no onward chain, a single en bloc garage, communal laundry facilities, and secure basement storage.

**Hallway:** A welcoming and generous hallway providing access to all principal rooms. High ceilings, period detailing, and natural light enhance the sense of space as you move through the property.

**Sitting/Dining Room:** A magnificent dual-aspect drawing room featuring exceptionally tall sash windows with working shutters, ornate cornicing, and a grand chandelier. This impressive living and dining area enjoys views across the communal gardens and includes a beautiful fireplace with marble surround and a pair of striking concave mahogany doors, creating a stunning architectural focal point.

**Kitchen:** A well-appointed galley-style kitchen fitted with a range of base and wall units, slate tiled flooring, granite-effect work surfaces, and fitted appliances. A tall sash window floods the room with natural light and provides an outlook over the gardens.

**Bedroom:** A generous dual-aspect double bedroom with views over the communal grounds. The room features high ceilings, tall sash windows, and fitted wardrobes that provide excellent storage.

**Shower Room:** A spacious shower room comprising a corner shower enclosure, WC, and pedestal basin, all set against slate tiled flooring and a sash window providing natural light.

**Communal Gardens:** The property is surrounded by extensive, beautifully maintained communal gardens that offer a peaceful and attractive setting. Sweeping lawns, established trees, and landscaped pathways create a picturesque environment for residents to enjoy. There are multiple seating areas, ornamental balustrades, and generous open spaces, giving the development an elegant park-like feel. The gardens also provide practical features including bike and garden storage, along with well-kept shared areas that enhance the overall appeal of this historic development.

**Parking:** The property benefits from a single en bloc garage located within the development, providing secure private parking or useful storage. Additional parking areas are available within the communal grounds for residents and visitors, creating a convenient and practical arrangement in this attractive Regency setting.

#### **Additional Details:**

**Tenure:** Leasehold

**Lease Length Remaining:** 992 years

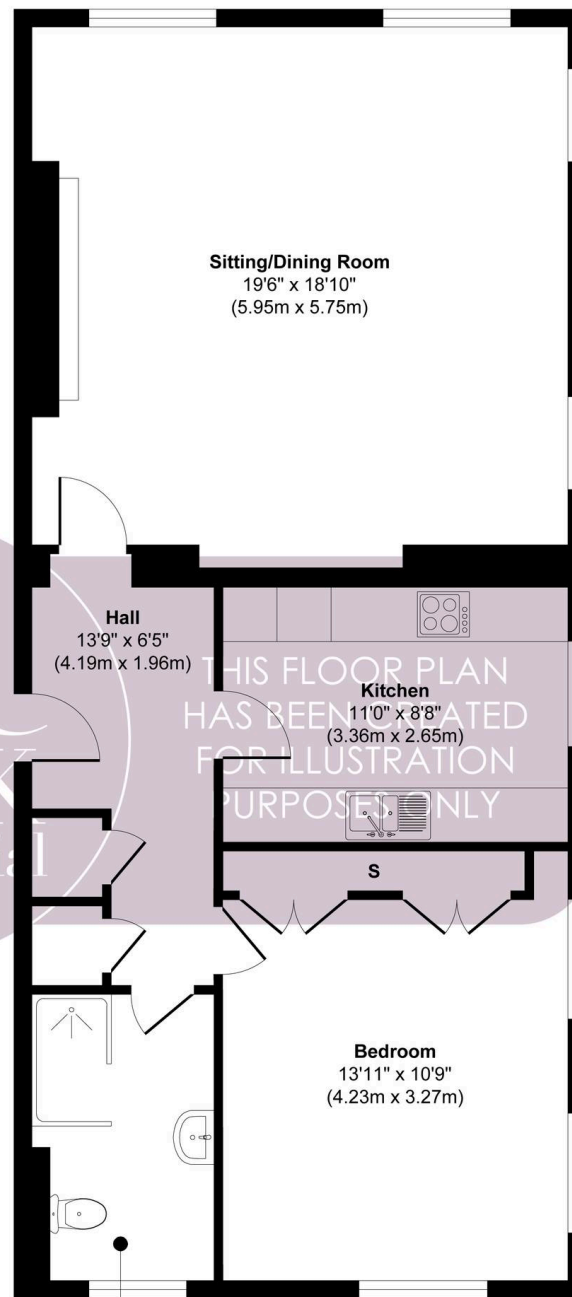
**Council Tax:** Band C

**Annual Service Charge:** £3120

**Annual Ground Rent:** TBC

**Location:** Hatherley Court is situated in a desirable and established residential area, well placed for access to local shops, cafés, parks, and transport links. Cheltenham town centre, with its wide range of amenities, restaurants, independent boutiques, and cultural attractions, is easily reached, while road links provide convenient access to the M5 motorway and Cheltenham Spa station.

**Disclaimer:** Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.



**Sitting/Dining Room**  
 19'6" x 18'10"  
 (5.95m x 5.75m)

**Hall**  
 13'9" x 6'5"  
 (4.19m x 1.96m)

**Kitchen**  
 11'0" x 8'8"  
 (3.36m x 2.65m)

THIS FLOOR PLAN  
 HAS BEEN CREATED  
 FOR ILLUSTRATION  
 PURPOSES ONLY

**Garage**  
 16'1" x 8'11"  
 (4.90m x 2.71m)

**Bedroom**  
 13'11" x 10'9"  
 (4.23m x 3.27m)

**Shower Room**  
 10'5" x 6'8"  
 (3.18m x 2.02m)

**Floor Plan**  
 Approximate Floor Area  
 891 sq. ft  
 (82.82 sq. m)

**Garage**  
 Approximate Floor Area  
 142 sq. ft  
 (13.27 sq. m)

**Approx. Gross Internal Floor Area 1033 sq. ft / 96.09 sq. m (Including Garage)**  
**Approx. Gross Internal Floor Area 891 sq. ft / 82.82 sq. m (Excluding Garage)**





## Cook Residential

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