



Christchurch Road, Christchurch, GL50 2NY

CR

Guide Price £50,000



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Set along one of Cheltenham's elegant tree-lined avenues, this well-positioned over-60s retirement apartment **is offered with no onward chain**, providing a simple and stress-free route to purchase. Enjoying a peaceful side aspect, the apartment forms part of a friendly and well-managed development of 33 properties arranged over four floors, each served by a lift, and is ideally located for access to Montpellier, The Promenade, and Cheltenham town centre.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C



- No Onward Chain
- Over-60s Retirement Apartment
- Fantastic Views
- Lift Access to All Floors
- Communal Gardens and Residents' Lounge
- Development Manager & 24/7 Emergency Call System

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Hallway: The entrance hall provides access to all principal rooms and includes a built-in airing cupboard for storage. A pull-cord connected to the 24-hour Appello emergency call system offers added reassurance.

Sitting/Dining Room: A spacious reception room featuring a large three-panel window overlooking the front of the building, allowing natural light to fill the space. The room offers ample versatility for both seating and dining areas and includes an electric heater set within a traditional-style surround, fitted carpet, coving, and a further pull-cord for emergency assistance. An arched opening leads directly into the kitchen.

Kitchen: Accessed via an archway from the sitting/dining room, the kitchen is fitted with base and wall units, work surfaces, tiled splashbacks, and a stainless-steel sink with drainer. There is space for a freestanding fridge-freezer along with an electric cooker. An extractor fan and vinyl flooring provide practicality and ease of maintenance.

Bedroom: A well-proportioned double bedroom with a window facing the front aspect with spectacular views. The room includes fitted carpet, neutral décor, ceiling coving, and a built-in wardrobe offering useful hanging and storage space. A pull-cord linked to the emergency call system is also provided.

Bathroom: Fitted with a matching suite comprising a low-level WC, vanity unit with inset basin and storage beneath, and a separate shower enclosure with glazed doors. Fully tiled walls, a frosted window, heated towel rail, and a wall-mounted mirror complete the room, with a pull-cord for the 24-hour call system.

Communal Gardens: Residents benefit from beautifully maintained communal gardens offering generous lawned areas, mature shrubs, and attractive planting. There are several seating spots for relaxation or socialising, creating a peaceful setting that enhances the sense of community. There is also a communal carpark

Development Features:

- Residents' Lounge
- Communal Laundry
- Guest Suite
- Resident & Visitor Parking
- Lift to All Floors
- Development Manager
- 24/7 Appello Emergency Call System

Additional Details:

Tenure: Leasehold – 98 years remaining

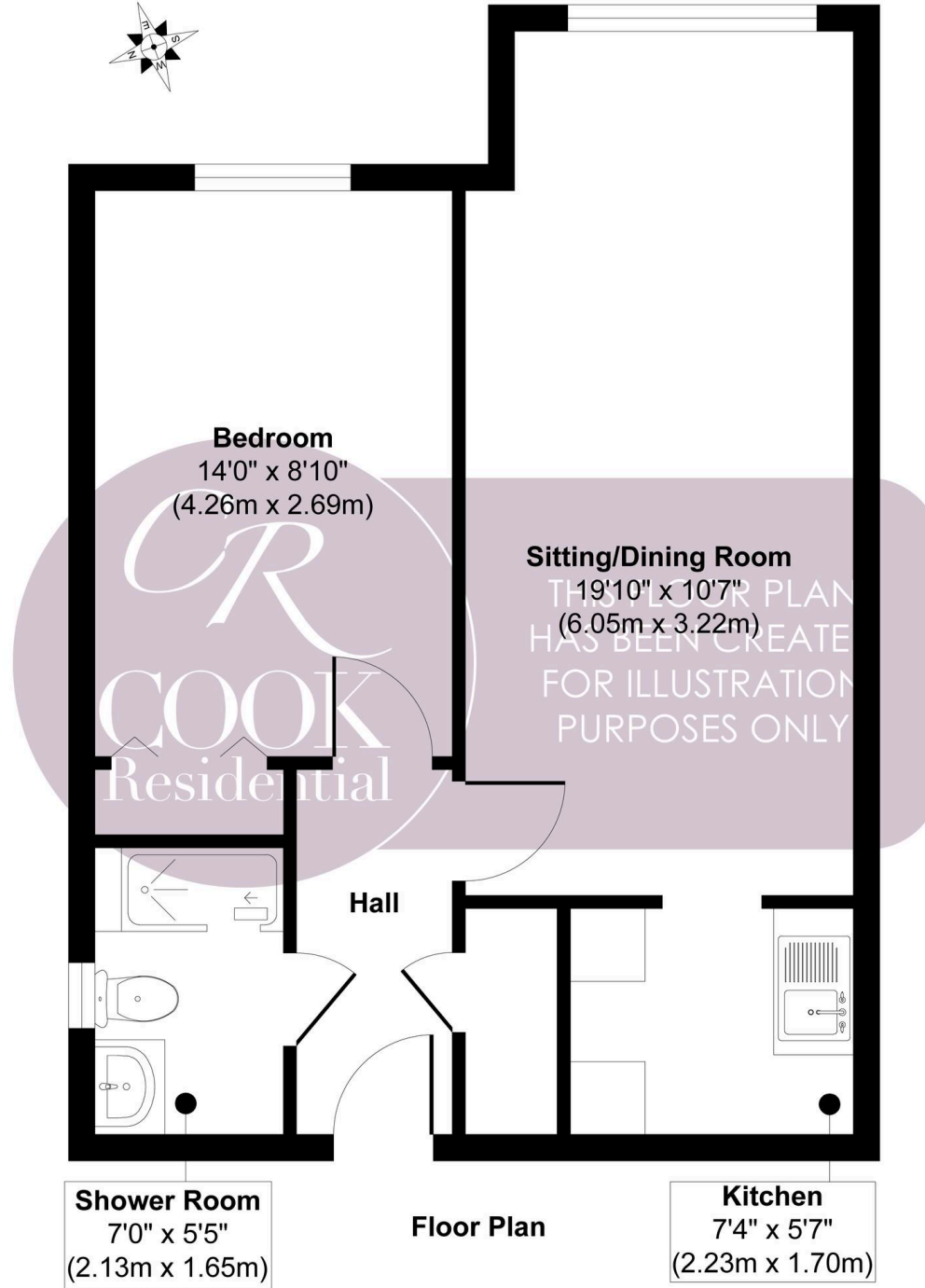
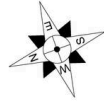
Service Charge: £2,500 every six months

Ground Rent Review Period: Every 2 years

Council Tax Band: A

Location: Christchurch Road is a desirable tree-lined avenue positioned within easy reach of Cheltenham's boutique districts, including Montpellier, The Suffolks, and The Promenade. Residents have convenient access to nearby cafés, parks, medical facilities, and shopping, as well as transport links including Cheltenham Spa Station and regular bus routes. The area combines tranquillity with exceptional proximity to the town's amenities.

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.



Approx. Gross Internal Floor Area 469 sq. ft / 43.63 sq. m

Produced by Elements Property





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