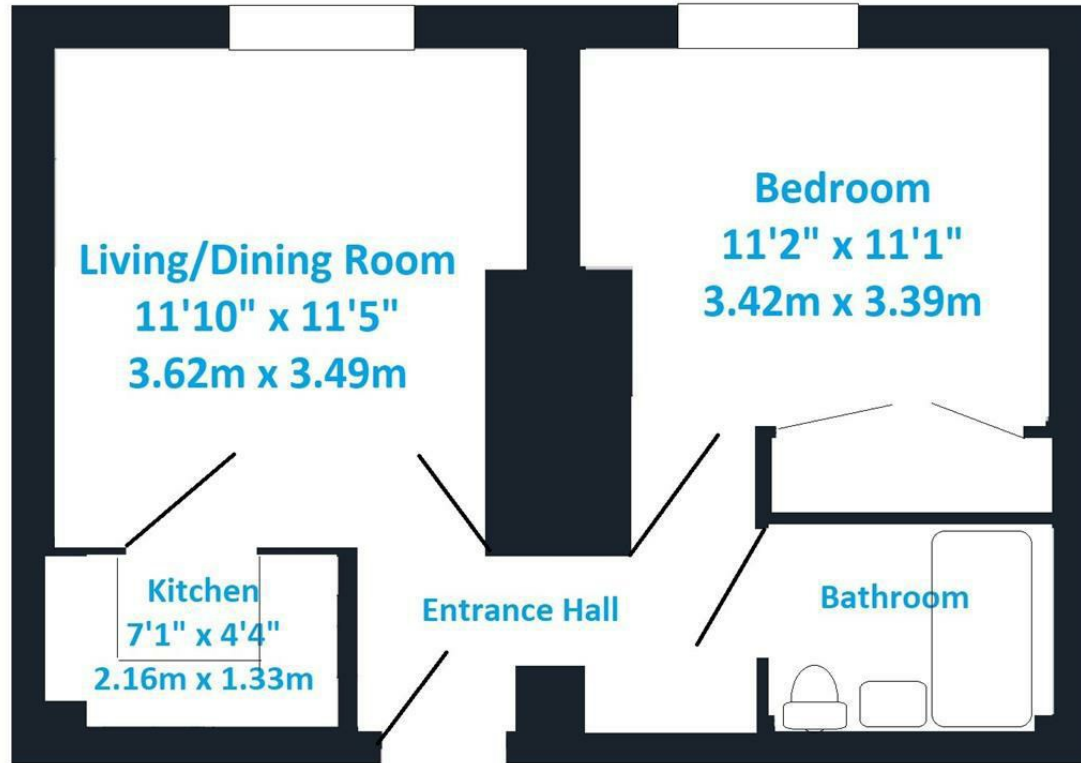




**7 MERCIAN COURT
PARK PLACE
CHELTENHAM
GL50 2RA**

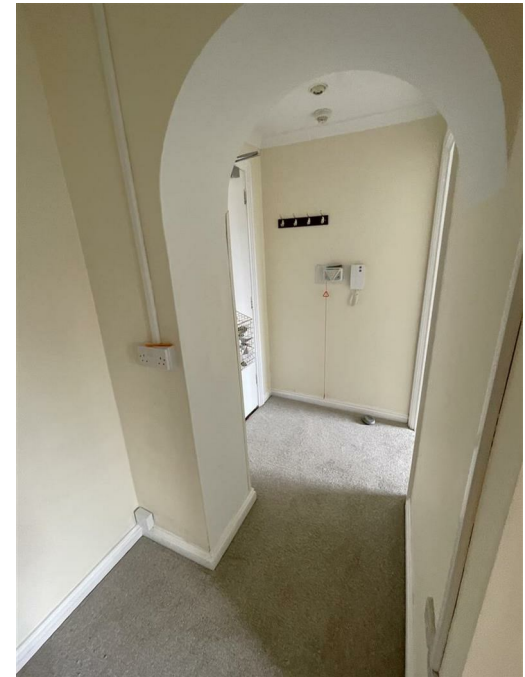
Asking Price £75,000

Flat 7, Mercian Court
FLOORPLAN FOR GUIDANCE ONLY - NOT TO SCALE



Approximate Total Area
359 sq ft (33.39 sq mt)





Beautifully Refurbished Retirement Apartment – Raised Ground Floor

Located in a sought-after Leckhampton setting, close to The Suffolks, Montpellier, and Bath Road shops, this stylishly updated retirement apartment (for those aged 60 and over) offers comfort and convenience in equal measure. Recently renovated throughout, it features fresh décor, new carpets, a contemporary kitchen, and a modern bathroom suite with a spacious walk-in shower. Enjoy tranquil views of the communal gardens from both the living room and bedroom. Early viewing is strongly recommended.

There is a Development Manager and a 24 hour emergency Appello call system. Also with communal lounge, a communal laundry facility, sun lounge, and a guest suite that can be booked via the Development Manager. Also with Residents' car park to the front.

We are verbally informed of the following:-

Leasehold - 99 years from 1986 - 61 years remaining
Ground Rent £96 per annum
Maintenance Charge £3,750

The current lease, we are told, allows for resident's over the age of 60 to reside as long as they are full time retired. Whilst this lease doesn't stipulate that the flat can be let out, we understand from our research the Freeholders have no issue with the properties being let.

PLEASE GET LEGAL ADVICE FOR CLARIFICATION

Cheltenham's town centre, Montpellier, and The Promenade are all within a mile to a mile and a half, offering a vibrant mix of shopping and dining. Highlights include the High Street's John Lewis flagship store, the Regent Arcade, and a wide selection of boutiques, cafés, and restaurants—including six Michelin-starred establishments and the ever-popular Ivy.

Cheltenham is celebrated for its rich cultural calendar, hosting renowned events such as the Literature Festival, Jazz Festival, Science Festival, and Food & Drink Festival. Many of these take place in the historic Town Hall, the beautifully landscaped Montpellier Gardens, and the recently restored Everyman Theatre.

The town is also home to the prestigious Cheltenham Gold Cup Festival at Prestbury Park Racecourse. Adjacent to the racecourse is The Centaur, a versatile venue for live entertainment, including comedy shows, exhibitions, and recent events like the Snooker Finals.

For outdoor leisure, Pittville Park and the elegant Grade I Listed Pittville Pump Room are located just half a mile from both the town centre and the racecourse, offering scenic green space and cultural charm.

Council Tax: We are informed by Cheltenham Borough Council that the property is in Band 'A'.

Services: We are informed by the seller(s) that there is mains water, electricity and drainage currently connected (to be confirmed).

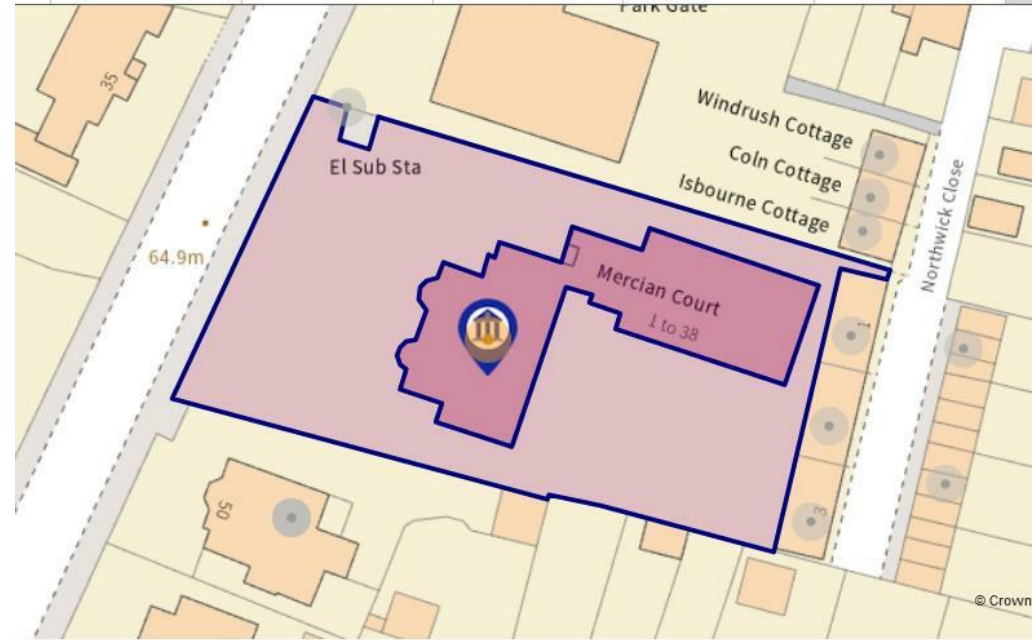
Viewing: By appointment with the Sole Agents

All information subject to legal confirmation

Important Notice: SureLet Cheltenham Ltd have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the Seller(s).

SureLet Cheltenham Ltd may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

cheltenham COUNCIL TAX BAND A

Leasehold

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