



WESTERN COURT



**27 Western Court Western Road, Cheltenham**

Cheltenham

**£275,000**



## 27 Western Court Western Road

Cheltenham, GL50 3RH

- Two Bedroom First Floor Apartment
- c. 25' x 12' Lounge Diner
- Large Private Balcony and Communal Grounds
- Kitchen and Utility Room/Storage Room
- Family Bathroom
- Secure Allocated Underground Parking Space
- EPC Rating D
- On-Site Laundrette and Communal Storage Room
- Must Be Viewed to Appreciate

## 27 Western Court Western Road

Cheltenham, Cheltenham

Located within the highly sought after gated development of Western Court we are delighted to bring to the market a spacious FIRST Floor Apartment with Private BALCONY and UNDERGROUND PARKING.

Accommodation comprises of Entrance Hall, TWO Bedrooms, c.25' Lounge Diner opening onto a large Balcony, Kitchen & Utility/Storage Room and Family Bathroom.

Externally the property also benefits from an On-Site Laundrette, Communal Storage Room, secure ALLOCATED Parking Space and Communal Gardens.

Ideally situated close to Cheltenham Town Centre with excellent transport links and its wide range of cafes, shops, restaurants and parks, making this an attractive location for professionals, couples, or small families seeking a blend of comfort and convenience.

With a combination of generous indoor accommodation with inviting outdoor spaces, this presents an exceptional opportunity for modern apartment living.

Call Michael Tuck Estate Agents on 01684 642642 To View!



**Entrance Hall**

**Utility/Storage Room**

7' 4" x 5' 8" (2.23m x 1.73m)

**Lounge Diner**

24' 8" x 12' 2" (7.52m x 3.72m)

**Kitchen**

8' 2" x 7' 5" (2.50m x 2.27m)

**Bedroom One**

10' 9" x 10' 3" (3.27m x 3.13m)

**Bedroom Two**

10' 10" x 7' 4" (3.31m x 2.23m)

**Bathroom**

6' 4" x 5' 5" (1.92m x 1.64m)

**Additional Information**

Tenure - Leasehold (954 Years Remaining)

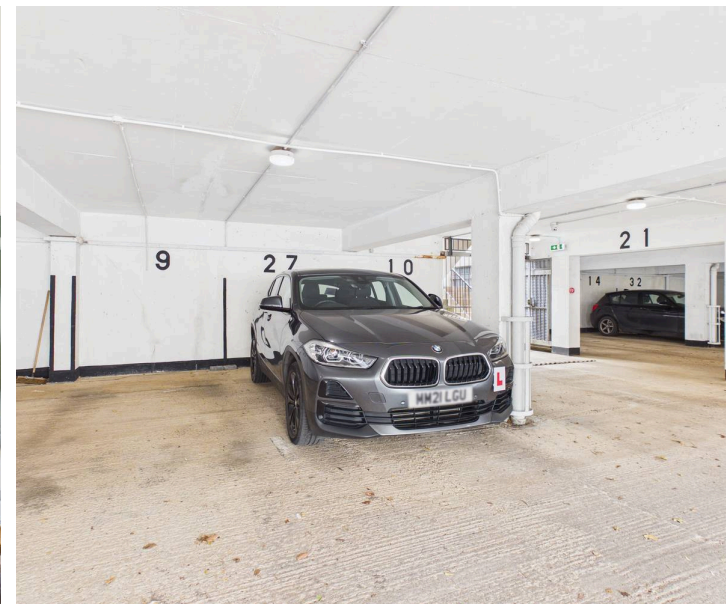
Ground Rent - Peppercorn

Service/Maintenance Charge - £162.35 pm (Rising to £178.59 as of 1st July 2026)

Electric - Mains

Water & Sewerage - Mains

Agents Note: Please note that this property is not served by Gas



### Entrance Hall

### Utility/Storage Room

7' 4" x 5' 8" (2.23m x 1.73m)

### Lounge Diner

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### Kitchen

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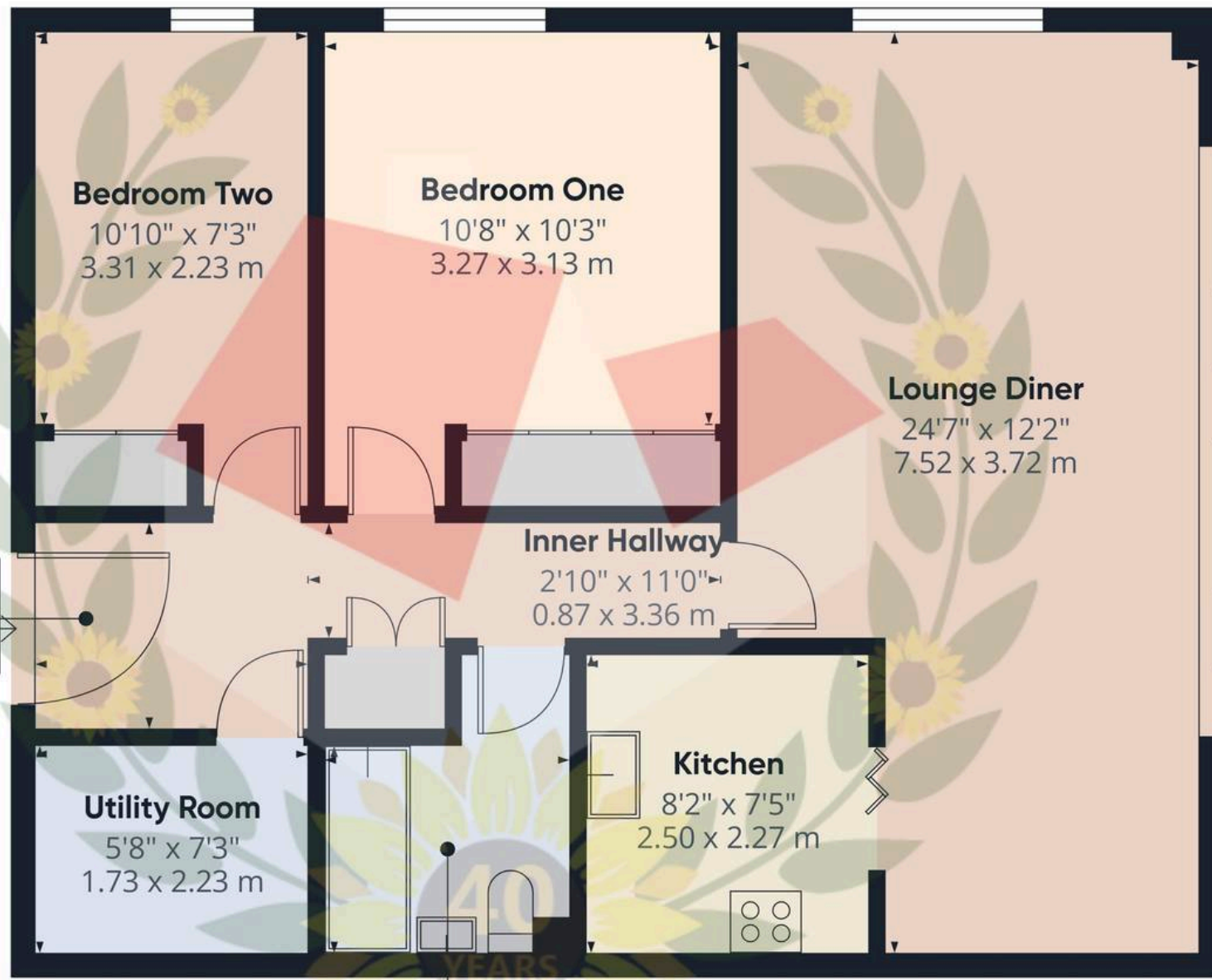
### Bathroom

6' 4" x 5' 5" (1.92m x 1.64m)

### Additional Information

Tenure - Leasehold (954 Years Remaining) Ground Rent - Peppercorn Service/Maintenance Charge - £162.35 pm (Rising to £178.59 as of 1st July 2026) Electric - Mains Water & Sewerage - Mains Agents Note: Please note that this property is not served by Gas





**Entrance Hall**  
5'2" x 7'4"  
1.60 x 2.25 m

**Bedroom Two**  
10'10" x 7'3"  
3.31 x 2.23 m

**Bedroom One**  
10'8" x 10'3"  
3.27 x 3.13 m

**Lounge Diner**  
24'7" x 12'2"  
7.52 x 3.72 m

**Inner Hallway**  
2'10" x 11'0"  
0.87 x 3.36 m

**Utility Room**  
5'8" x 7'3"  
1.73 x 2.23 m

**Kitchen**  
8'2" x 7'5"  
2.50 x 2.27 m

**Bathroom**  
5'4" x 6'3"  
1.64 x 1.92 m



**Approximate total area<sup>(1)</sup>**  
726 ft<sup>2</sup>  
67.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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