



MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



King George Close,  
Cheltenham GL53 7RF  
Price Guide £205,000



## King George Close,

### Cheltenham GL53 7RF

A generously proportioned two-bedroom apartment with delightful views over a pond, offering scope for personalisation and located within easy reach of local parkland and amenities.

#### Full Description

Set within an established and tranquil development, this spacious apartment presents a rare opportunity for buyers seeking both size and setting. The property enjoys an enviable position with serene outlooks over landscaped communal grounds and a picturesque pond, currently frequented by local wildlife – including the occasional duckling.

Internally, the apartment is notably well-proportioned throughout. The principal reception space spans the full depth of the property and comfortably accommodates both sitting and dining areas, with flexibility for a variety of layouts.

The separate kitchen is equally generous, with ample work surface and cabinetry, a sociable breakfast bar, and potential for further reconfiguration to suit modern tastes or a more open-plan concept.

Both bedrooms are genuine doubles. The principal benefits from integrated storage and shares the same tranquil views over the pond as the living room. The second bedroom offers versatility, ideal as a guest room, home office or both. A well-appointed bathroom completes the accommodation, featuring a full-sized bath and contemporary fittings.

Externally, residents enjoy allocated parking and access to the attractive communal gardens, with direct walking routes leading to surrounding meadows and open green space – perfect for weekend strolls or morning runs.

With its superb proportions, peaceful setting and scope to personalise, this is a home that offers more than first meets the eye.

#### Further Information

Tenure: Leasehold

Lease Duration: 145 years remaining

Service Charge & Ground Rent: £2,500 per annum

Management Company : Hurst Management - Sinclair Gardens

Services: Mains electricity, water, gas and drainage.

Council Tax Band: B

Local Authority: Cheltenham Borough Council.  
Tel.01242 26 26 26





