



MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



15, Bathville Mews,  
Cheltenham GL53 7RE  
Price Guide £185,000



# 15, Bathville Mews,

## Cheltenham GL53 7RE

A beautifully presented ground floor apartment, discreetly positioned within the sought after St Luke's district, offering stylish and well proportioned accommodation alongside the rare advantage of private parking and access to communal gardens. The property enjoys a peaceful setting while remaining within comfortable walking distance of Cheltenham town centre, Montpellier and the highly regarded Bath Road amenities.

### Description:

This charming apartment provides an excellent balance of space, practicality and modern styling, ideally suited to first time buyers, investors or those seeking a well located Cheltenham base.

The accommodation is centred around an impressive open plan sitting and dining area, thoughtfully arranged to create both a sociable entertaining environment and a comfortable everyday living space. The room enjoys a welcoming atmosphere with ample space for defined seating and dining zones, complemented by natural light that enhances the sense of openness.

The double bedroom is generously proportioned, providing a calm and restful retreat with space for freestanding furniture. The modern bathroom is particularly well appointed, featuring contemporary fittings and a large walk in shower, offering both style and practicality.

Externally, residents benefit from access to attractive communal gardens, providing a pleasant outdoor environment, alongside the valuable addition of private parking. The apartment is offered with vacant possession and presents a superb opportunity to personalise or enhance further if desired.

### Location:

Cheltenham is widely regarded as one of the most elegant Regency spa towns in England, famed for its architecture, vibrant cultural scene and excellent schooling. The town hosts a number of internationally recognised festivals including literature, jazz, science and food, contributing to its thriving and cosmopolitan atmosphere. Cheltenham also offers excellent transport links with convenient access to the M5 motorway, mainline rail services to London Paddington from Cheltenham Spa station, and easy access to the Cotswolds Area of Outstanding Natural Beauty.

The property is ideally positioned close to the ever popular Bath Road, known for its thriving village style atmosphere. Bath Road offers an excellent selection of independent cafés, restaurants, bakeries, boutique shops and everyday conveniences, making it one of Cheltenham's most desirable lifestyle locations. Montpellier, with its iconic architecture, gardens and fashionable dining scene, is also within easy reach, along with Cheltenham General Hospital and the town centre's extensive shopping and leisure facilities.

### Further Information:

Tenure: Leasehold, share of the freehold.

Lease Duration: 999 years from 1982. (955 years remaining).

Service Charge: £1,200 per annum.

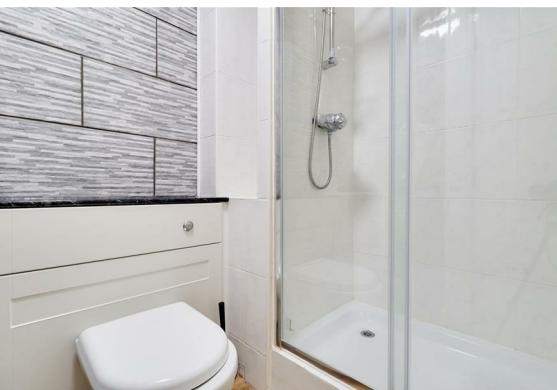
Ground Rent: N/A

Services: Mains gas, electricity, water and drainage.

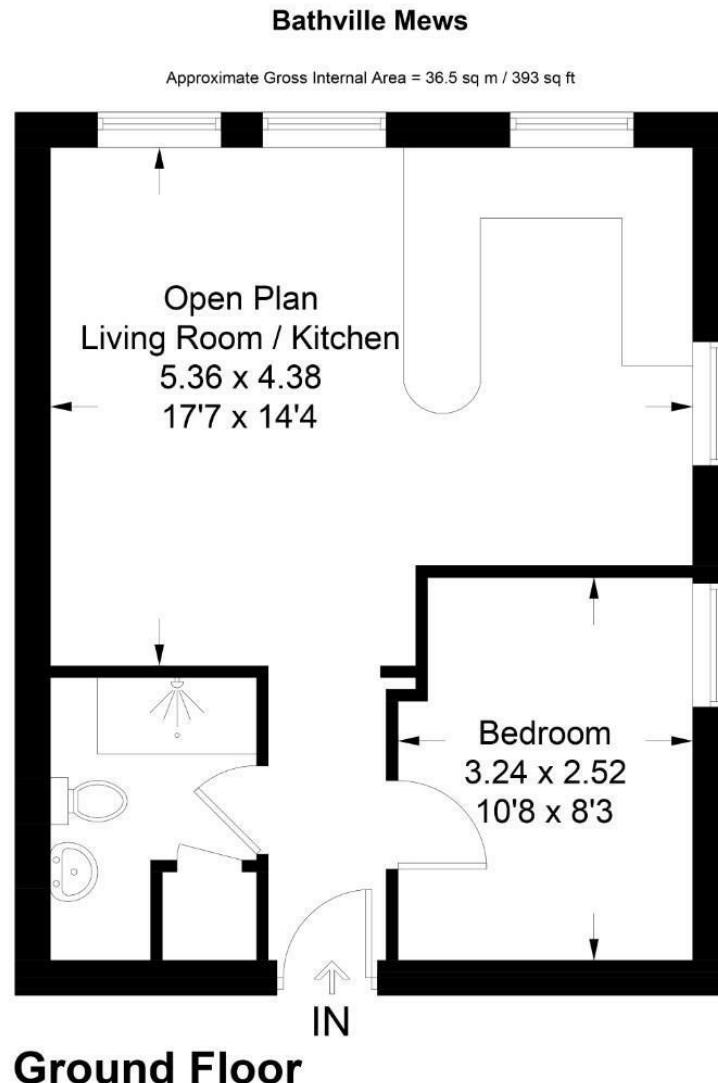
Local Authority: Cheltenham Borough Council. Tel. 01242 262626

Council Tax Band: A

Boiler Age: April 2025

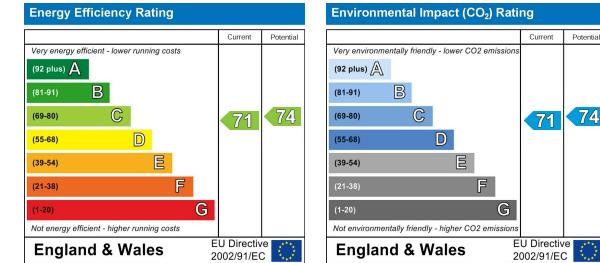


## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



## Area Map



## Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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