



18 WESTERN COURT

Cheltenham, GL50 3RH

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A stunning penthouse apartment overlooking Christ Church. Exceptionally spacious, beautifully planned and presented living space with an outside balcony terrace, secure parking and communal gardens.

- Exclusive gated development
- A substantial penthouse apartment
- Expansive terrace commanding beautiful views
- Panoramic views of town and Christ Church
- Four/Five Bedrooms
- Secure undercover parking

DESCRIPTION

Western Court is a purpose-built development of apartments in the highly desirable Christchurch area, within a short stroll of Cheltenham Ladies' College, Cheltenham Spa railway station and the cosmopolitan centre of Montpellier. Originally built in the 1980s, the development quickly established itself as a sought-after address and has retained this appeal to the present day. The apartments are arranged across two distinctive buildings set within landscaped grounds, with secure underground parking and gated access.

Number 18 is a rare penthouse apartment, offering over 1,500 sq ft of impressive accommodation together with an extensive private balcony and beautiful views across to Christ Church.

The apartment is accessed via well-maintained communal areas, with lift or stair access to the fourth floor. A spacious entrance hall provides a welcoming introduction, with the bedrooms positioned to either side and the living accommodation ahead.

The generous sitting and dining room connects to a separate kitchen, fitted with modern units and integrated appliances. The adjoining principal bedroom is a lovely room, featuring built-in wardrobes, an en-suite shower room and dual-aspect windows. External doors from both the bedroom and sitting room open onto the extensive terrace, which enjoys stunning views across the town, surrounding hills and Christ Church.

The accommodation continues with four further bedrooms, one of which is currently used by the owners as a snug, together with a family bathroom.

Penthouse apartments of this scale and specification rarely come to the market. Number 18 offers substantial single-level accommodation with exceptional outdoor space, making it equally appealing to those seeking a spacious home close to the amenities of Cheltenham or a secure, centrally located lock-up-and-leave.

OUTSIDE

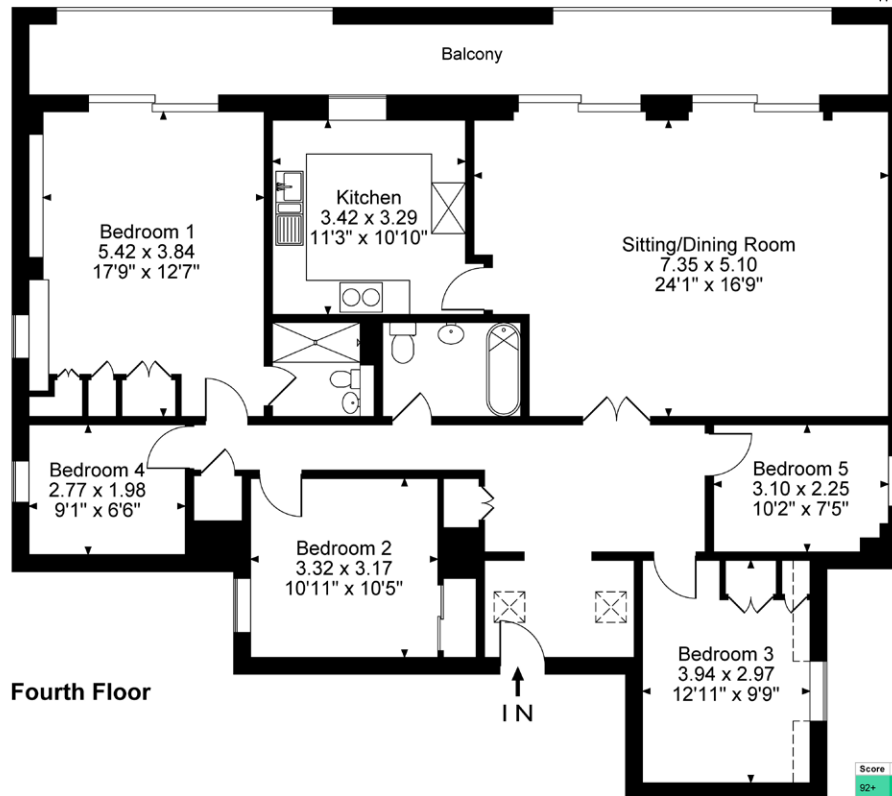
The apartment's open aspect, with town views, is key to its overall feel, and the private balcony is an exceptional advantage and rare find for town and apartment living. Other external amenities include gated vehicle and pedestrian entry to the building, an allocated parking space within the underground of the building, and communal laundry areas.

LOCATION

Western Road is nestled in Christchurch, a fashionable and popular location, made up of character homes and an attractive 'village' atmosphere all within strolling distance of the cosmopolitan lifestyle on offer in Cheltenham's centre. The famous shopping districts of Montpellier, Tivoli and The Promenade, with their lively café and restaurant culture, are within close walking distance, and the town centre, home to many internationally renowned festivals including Jazz, Music and Literature, is a 15-minute walk. The appeal of this location is its easy accessibility to Cheltenham's world-renowned schools with The Cheltenham Ladies' College, Cheltenham College, Dean Close and Dean Close Airthrie Preparatory all within a mile. Communication links are also excellent to the M5, A40 and A435 and Cheltenham Spa train station is a short walk. The Cheltenham Ladies' College Sports centre is also situated in Christchurch Road, offering membership for tennis, swimming, squash, fitness classes and two well-equipped gyms.



18 Western Court, Western Road, Cheltenham, Gloucestershire
Approximate Gross Internal Area
1550 Sq Ft/144 Sq M



Fourth Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	73 C
39-54	E		
21-38	F		
1-20	G		

