

THE PENTHOUSE,
10, 79 THE PARK,
CHELTENHAM, GLOUCESTERSHIRE, GL50 2GA





SCOTTISH
THE PARK

Possibly Cheltenham's most desirable penthouse apartment.

This exceptional residence which has lift access, occupies the entirety of the top floor at 79 The Park, a small, luxury gated development of just 10 apartments built in 2013, and offers three allocated parking spaces, four outdoor seating areas, four bedrooms and four bathrooms.

The internal area of the apartment extends to 2,345sq.ft., with the accommodation centred around a substantial open-plan living space at the front of the property opening onto a large balcony spanning the full width of the apartment with views to Leckhampton Hill.

The kitchen has been upgraded since the property was built by Linden Homes in 2013 and now features Corian work surfaces and a central island with breakfast bar. There is ample space for a dining table and doors opening onto the balcony, while two distinct seating areas create spaces for both relaxed everyday living and formal entertaining, including a sitting area centred around a feature fireplace.

All four bedrooms are exceptionally well-proportioned, each benefitting from access to roof terraces and en-suite facilities. The principal bedroom includes a dressing room and a large en-suite shower room. The guest bedroom features an en-suite bathroom, while the remaining two bedrooms, ideal as home offices if required, are served by en-suite shower rooms.

Further accommodation includes a utility room and a separate cloakroom, adding practicality to the apartment.

Completing this remarkable home is a private roof terrace accessed via an internal staircase, providing the fourth outdoor seating area and an ideal setting for relaxing or entertaining while enjoying the elevated position.

Externally, there is a communal store to the rear of the building along with three allocated parking spaces. To the front, a beautifully landscaped communal garden provides an attractive approach with a footpath leading to the entrance hall. A lift and stairs give access to all floors.





Penthouse Apartment The Park

Approximate Gross Internal Area = 217.9 sq m / 2345 sq ft

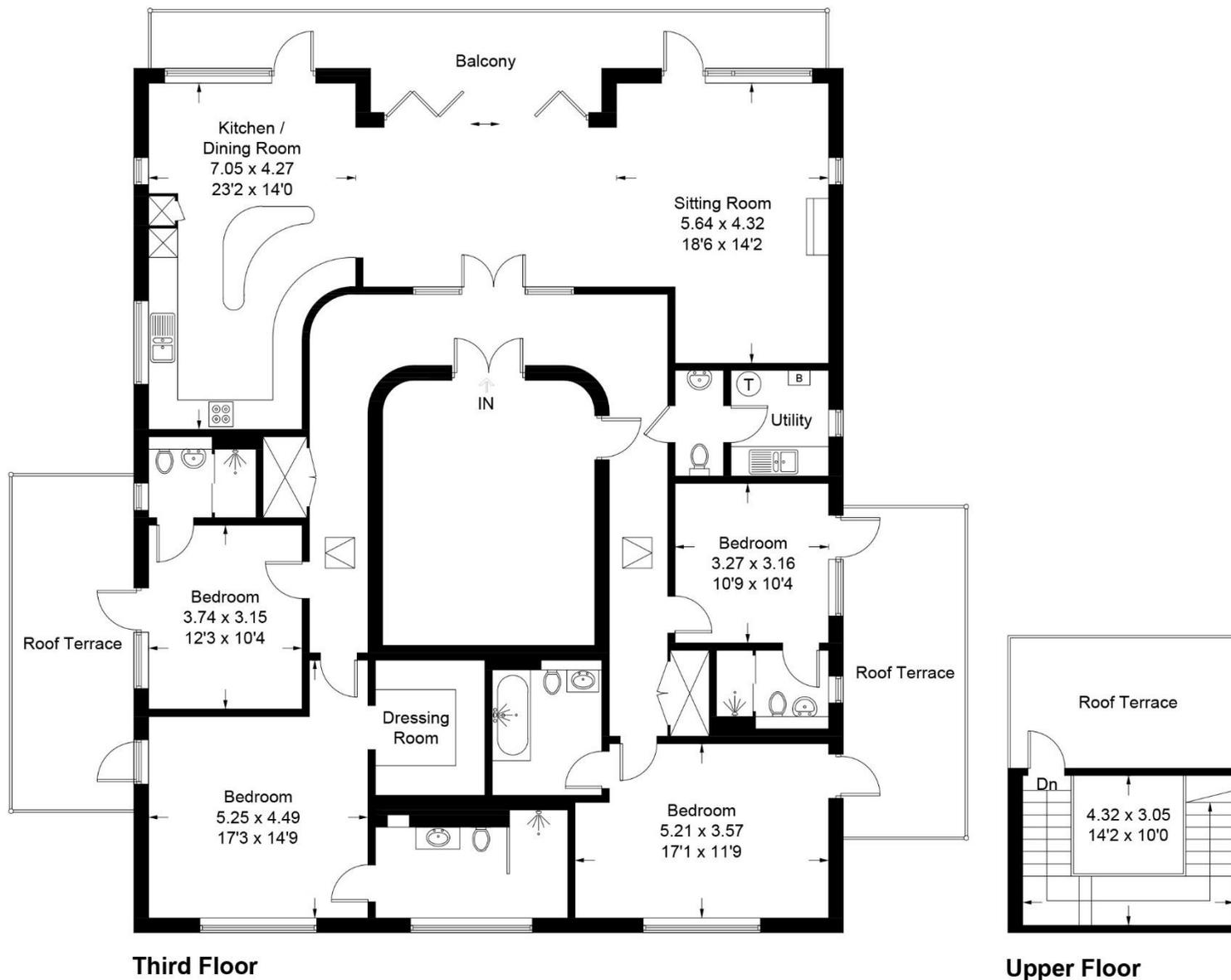


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1277472)



GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected to the property. Additionally, solar panels on the roof provide renewable energy.

EPC

Rating: B (83).

COUNCIL TAX BAND

(G) - £3,744.20 (2025/2026).

TENURE

Leasehold with two shares in the freehold company -
79 The Park (Freehold) Limited.

Original Length of Lease - 150 years from 2012.

MANAGING AGENTS

Cambray Property Management, Cheltenham.

SERVICE CHARGE

£3,000 Biannually.

VIEWINGS

Strictly by prior appointment through the
sole agents, Charles Lear & Co.
on 01242 222722.

Charles Lear & Co.

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