



CARLTON STREET

FAIRVIEW | CHELTENHAM

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£2,850 PCM

Available Now

Holding Deposit: £857.69

Tenancy Term: 12 Months

Council Tax Band: TBC

EPC Band: B

ground floor

Entrance Hall • Open-Plan Living / Kitchen /
Dining • W/C Cloakroom • Feature Staircase

first floor

Two Double Bedrooms with Built-in
Wardrobes & En Suites • Study Room

second floor

Master Bedroom • Shower Room En Suite
Separate W/C En Suite • Skylight

outside

Carport / Off Road Parking • EV Charging
Private Rear Courtyard



the property

A stunning three bedroom, newly constructed terraced townhouse, spread over three floors and designed to an exceptional standard.

The hallway features a metal cantilever staircase and Berkeley white oak flooring is laid across the ground floor with the beautiful kitchen/dining/living area, featuring Travertine worktops and integrated appliances.

On the first floor, you will discover two generously proportioned bedrooms, each benefit from en-suite facilities, designed with Porcelanosa tiles and Duravit Neo ranges together with a useful Study room.

Head on upstairs to the second floor and prepare to be wowed at this principal bedroom, again with en-suite. A huge benefit to the house is its energy efficiency with underfloor heating through all floors, solar panels, electric car charging point and Worcester Bosch boiler heating system.

Carlton Street is in the desirable location of Cheltenham, close to the vibrant shops, dining and entertainment that the Brewery Quarter has to offer. A short 10-minute walk from Cheltenham High Street with excellent access to Sandford Park, Sandford Lido, Cheltenham Hospital, and amenities near Montpellier.



3 BEDROOMS



4 BATHROOMS



3 EN-SUITES



CARPORT



STUDY ROOM



OPEN-PLAN
LIVING / KITCHEN



COURTYARD
GARDEN



PRIVATE EV
CHARGING



FAIRVIEW
LOCATION

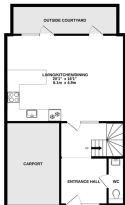


HIGH-SPEC
FINISHING

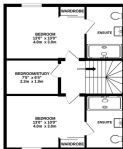


the floorplan

GROUND FLOOR
796 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.9 sq.m.) approx.



2ND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



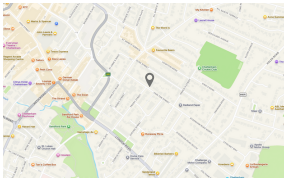
TOTAL FLOOR AREA : 1757 sq.ft. (162.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Blueprints (2020)

energy rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

the location



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