

FLAT 3, 45 LONDON ROAD,
CHELTENHAM, GLOUCESTERSHIRE, GL52 6HE

 Charles Lear



FLAT 3, 45 LONDON ROAD

An exemplary two-bedroom two-bathroom apartment, renovated to exacting standards and occupying the entire second floor of this charming Grade II Listed property within a stone's throw of Sandford Park and the Town Centre. Further benefits include a garage and off-road parking.

- Impressive and recently decorated communal hallway with original staircase to the upper floors
- Inviting reception hall with panelled walls, large storage cupboard and principal bathroom
- Stunning kitchen/breakfast/dining/sitting room with integrated appliances, breakfast bar, gas fired feature fireplace and two large sash windows enjoying views towards Cleeve Hill
- Large principal bedroom with en-suite shower room, both enjoy far reaching views towards Leckhampton Hill
- Guest bedroom with fitted wardrobes and views
- En-bloc garage and residents off road parking

DESCRIPTION

Occupying the second floor within this imposing, rendered and painted, Grade II Listed property, Flat 3 has been subject to a recent and sympathetic programme of renovation. The accommodation is both light and spacious and includes two generous double bedrooms and two bath/shower rooms which are complimented beautifully by a well-proportioned open-plan living room and welcoming reception hall with panelled walls and large storage cupboard. The property also enjoys stunning views to the front and rear.





SITUATION

45 London Road is set well back from the road in a highly desirable location due to its proximity to the town centre and also for its convenience to the main transport links. Accessed via Keynshambury Road, this beautifully maintained Grade II Listed property is also situated within a gentle stroll of the town's General Hospital and Sandford Park. Cheltenham is a superb place for shopping with a fine range of high street shops, specialist boutiques, cafes and restaurants. Education is also very well catered for with numerous state and public schools whilst there are also excellent sporting facilities across the town.

GENERAL INFORMATION

Tenure: Leasehold with a Share of the Freehold.
Length of Lease: 951 years remaining.
Service Charge: Approx. £177pcm.

Mains water, gas, electricity and drainage are connected.

Council Tax Band: (B) - £1,668.78pa. (2024/2025).

VIEWINGS

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

Approximate Gross Internal Area = 97.6 sq m / 1050 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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