

8 REGAL HOUSE, RODNEY ROAD
CHELTENHAM, GLOUCESTERSHIRE, GL50 1HX



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This is a beautifully presented, second floor, two bedroom apartment forming part of a small, attractive recently converted period terrace. The apartment is centrally located and offers light and spacious accommodation, views across to the Cotswold escarpment, lift access and an allocated off road parking space.

- Convenient location within walking distance of the High Street, Montpellier and the Promenade all of which offer excellent amenities
- Beautifully presented apartment with views to the Cotswold escarpment from the front
- Wide reception hall leading to a superb open plan contemporary 31' kitchen/dining/sitting room with integrated appliances, a central island unit with breakfast bar and separate dining and sitting areas
- Generous principal bedroom with a contemporary en-suite shower room and fitted wardrobes
- Sizeable second bedroom also with fitted wardrobes
- Second bathroom fitted with quality contemporary sanitary ware
- Lift and stair access to all floors and an allocated parking space for one vehicle

A light and spacious, two bedroom second floor apartment providing open plan living on this popular terrace. Large sash windows flood the property with natural light and all of the rooms are well-proportioned. In brief, the accommodation comprises of a good sized reception hall, generous principal bedroom with en-suite shower room, a further large double bedroom with a separate contemporary bathroom and a 31' kitchen/dining/sitting room with ample entertaining space, further benefits include lift access to all floors and an allocated parking space.





SITUATION

Regal House is conveniently situated in the centre of the town within a short stroll of a variety of popular amenities on the High Street such as Marks & Spencer and John Lewis in addition to a wide array of boutique shops, cafes and wine bars in Montpellier and on the Promenade. Cheltenham is a Regency Spa town located on the edge of the Cotswolds benefitting from a thriving festival calendar the most popular being literature, jazz and the famous Gold Cup held every year at Prestbury Park Racecourse, the town is also renowned for its excellent schools including Cheltenham Ladies College. Access to the M5 can be found at J11 and rail links are within 1 mile.

GENERAL INFORMATION

Services: Mains water, electricity and drainage.

Tenure: Leasehold with share of freehold. Approximately 991 years remaining. Service charge approx. £2800 per annum

Local Authority: Cheltenham BC: 01242 262626.

Council Tax Band: (E) - £2,505.11 pa. (2024/2025).

EPC Rating: (E)

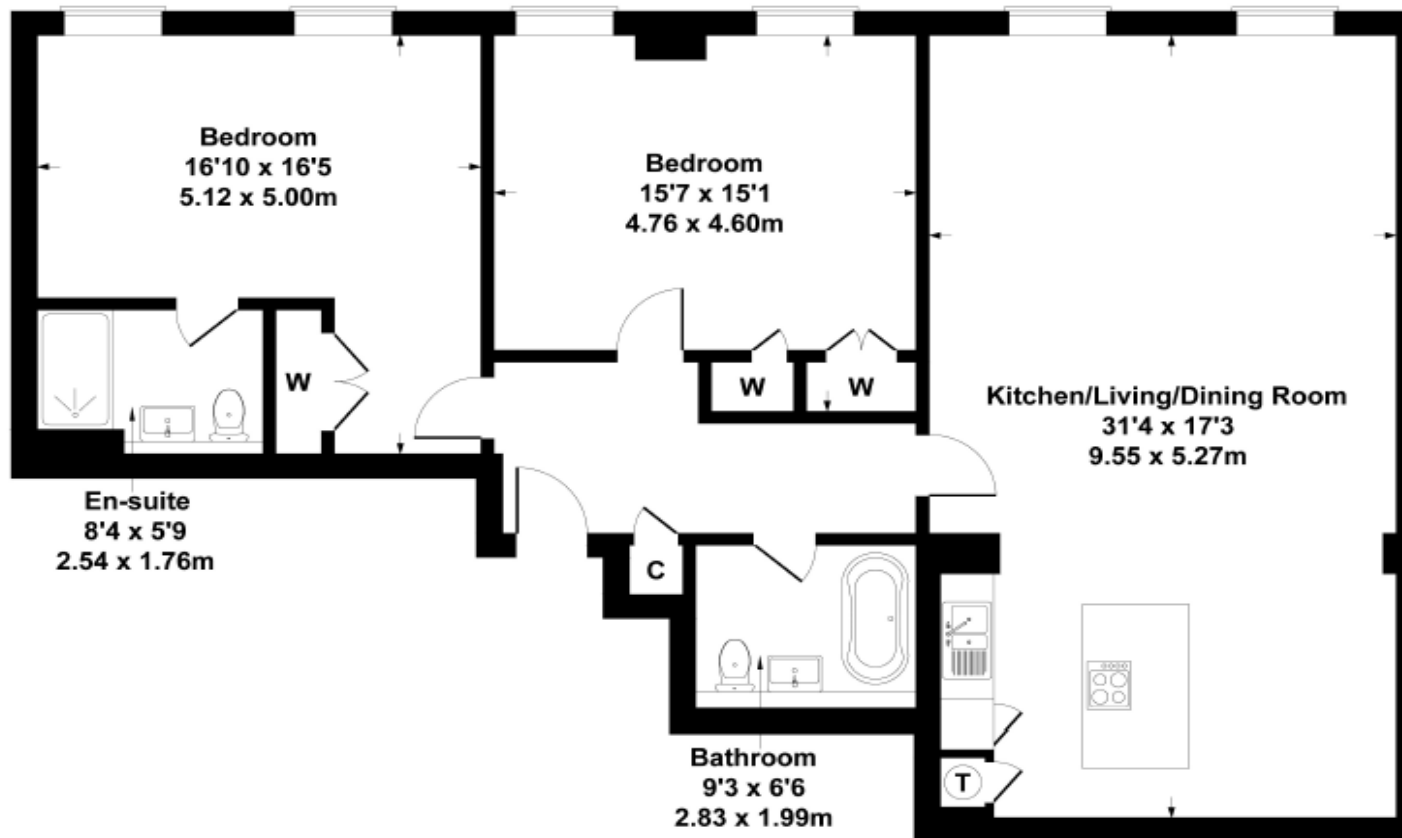
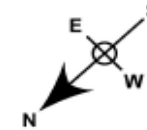
VIEWINGS

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



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Approximate Gross Internal Area
1216 sq ft - 113 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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