

21 VITTORIA WALK,  
CHELTENHAM, GLOUCESTERSHIRE, GL50 1TL

 Charles Lear





## 21 VITTORIA WALK

Set back from the road forming part of a small gated development of just four modern townhouses, this superb contemporary property is presented to the highest standard with the benefit of off road parking for two vehicles, an electric car charging point, an Asgard lockable bicycle shed and a useful garden store. The property benefits from versatile living accommodation along with four outside areas to enjoy al fresco dining and the stunning views.

- Small gated development of just four contemporary homes located in a prime position within the sought after Montpellier district
- Beautifully presented and proportioned property providing flexible living accommodation laid out over four floors with gated parking for two vehicles
- Wide reception hall with a shower room fitted with Porcelanosa sanitary ware, bedroom 4/study with access to a pretty south facing sun terrace
- Exceptional bespoke kitchen, designed and fitted by Contour with extensive storage, luxury appliances and a useful adjoining utility area
- Light and airy 18' sitting room with doors to a south facing balcony with the addition of a sunny, private and enclosed adjoining roof terrace at the rear
- Principal bedroom suite with a south facing enclosed balcony affording the most breath taking views over the town towards the hills beyond, generous fitted wardrobes and an en-suite shower room with dual sinks, two additional third floor double bedrooms, one with a Juliet balcony and a family bathroom

Constructed in 2005 this superb property epitomises town living with the benefit of superb views, gated secure parking, balconies and terraces to enjoy outside dining as well being in the town's most sought after district within walking distance of bustling amenities and highly respected schools.







### SITUATION

Situated in a prime position on a wide tree lined road, this superb home is favourably located within walking distance of the town's Promenade, High Street, Montpellier and the Suffolks, all of which offer an extensive choice of independent shops, wine bars, restaurants and cafes along with High Street stores. The property is also well placed for access to some of Cheltenham's most revered schools including Cheltenham College and Cheltenham Ladies' College whilst other nearby amenities include Sandford Park Lido, Cheltenham General Hospital, Montpellier and Imperial Gardens where numerous festivals are held throughout the year.

### GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected to the property.

Local Authority:

Cheltenham BC: 01242 262626

Council Tax Band: (F) - £2960.60 pa. (2024/2025).

EPC Rating: C

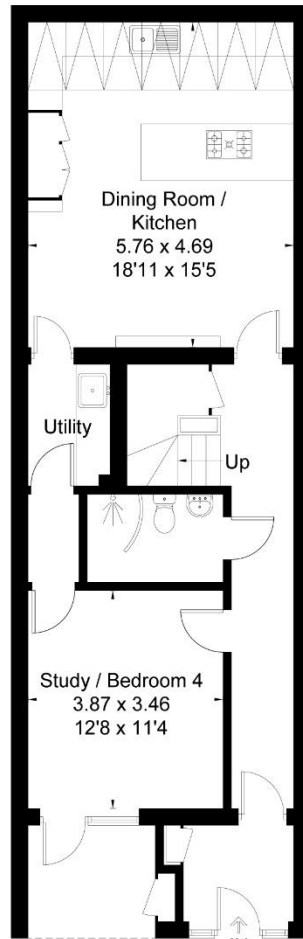
Vittoria Walk is also part of a residents parking zone.

### VIEWINGS

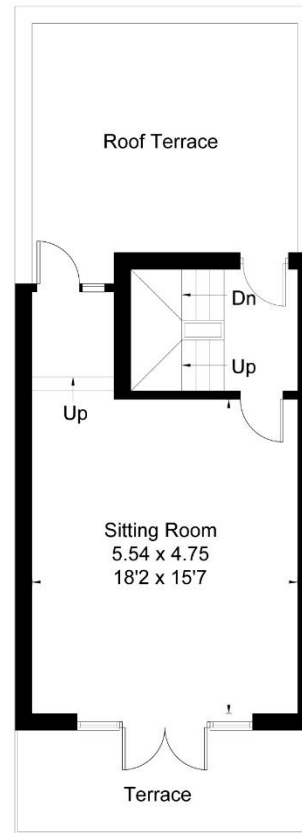
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



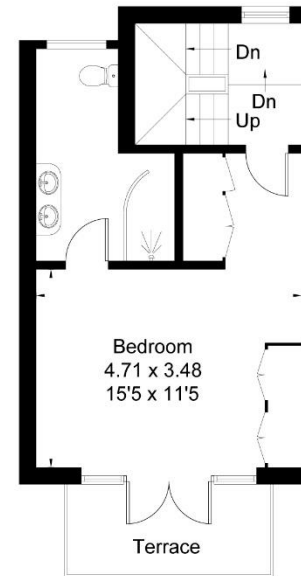
Approximate Floor Area = 187 sq m / 2013 sq ft



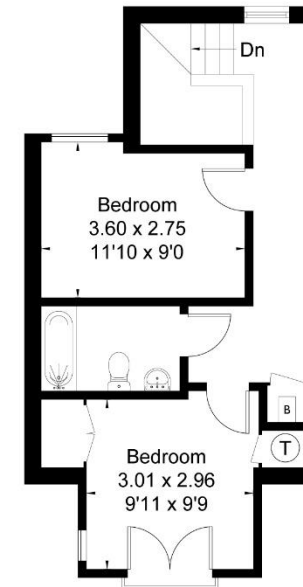
Ground Floor



First Floor



Second Floor



Third Floor



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