

22 REGENCY PLACE
CHELtenham, GLOUCESTERSHIRE, GL52 2AS





Constructed by Crest Nicholson in 2018 and further improved by the present owner, this versatile three-storey townhouse has light and spacious accommodation, a low maintenance garden and off-road parking for two cars.

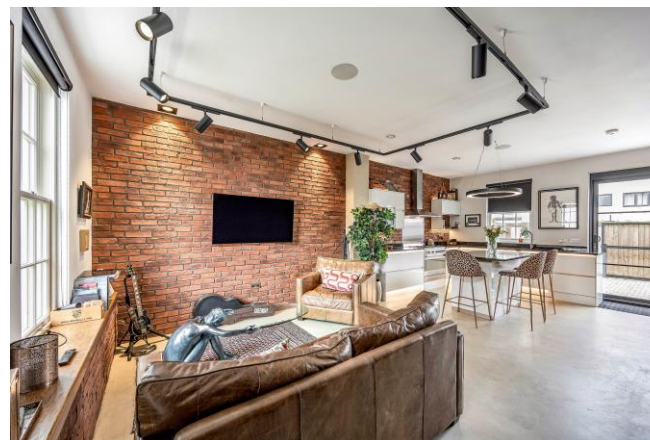
DESCRIPTION

Built in 2018 in the elegant Regency style by the highly regarded Crest Nicholson, this property has since been thoughtfully upgraded by our client to a superb standard, offering more versatility. Behind the imposing front door lies a generous open-plan living space refitted with a contemporary handleless kitchen and oak cut string staircase. Complete with an integrated sound system, range cooker, granite work surfaces, and a central island incorporating a breakfast bar, the kitchen enjoys views over and has access into the garden via sliding doors. The space easily accommodates formal dining if desired. To the front of the house, a welcoming sitting area with sash window adds character and charm whilst a European polished concrete floor (heated) is complimented beautifully by feature brick walls.

On the first floor, a spacious landing leads to a beautifully proportioned guest bedroom, or formal sitting room, complete with two large sash windows and decorative cornicing. This floor also offers a fully tiled bathroom and a fourth bedroom presently used as a home office. The second floor hosts the principal suite, featuring two large sash windows, ceiling rose, cornicing, and a stylish en-suite shower room. A further double bedroom is also located on this level, together with a landing offering generous storage. Outside lies a low-maintenance town garden, complemented by a sliding gate providing access to a valuable second parking space.

SITUATION

Perfectly positioned in the heart of Cheltenham just moments from John Lewis and within walking distance of the Promenade, Montpellier, and the town's eclectic mix of independent shops and cafés, this property offers an unrivalled central setting. It is the ideal choice for those seeking the convenience of town-centre living.

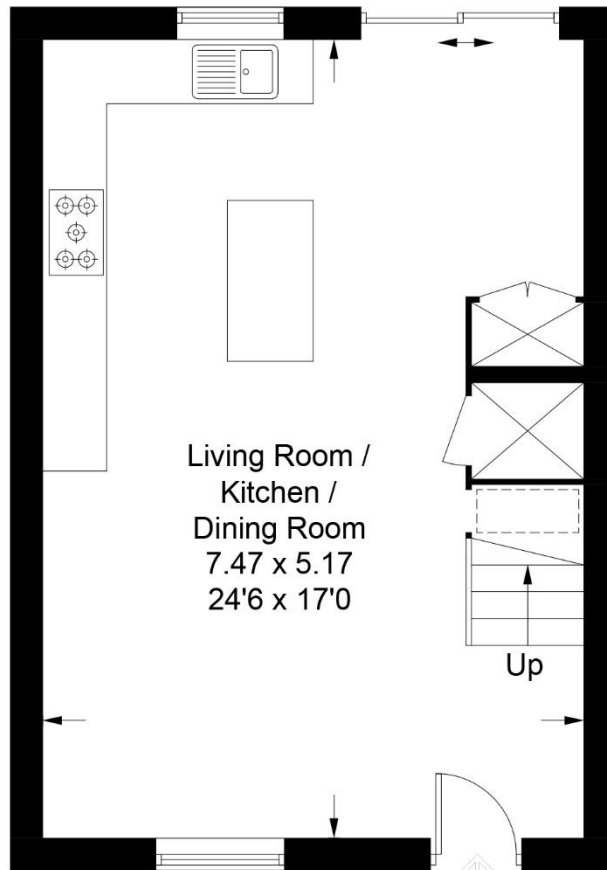




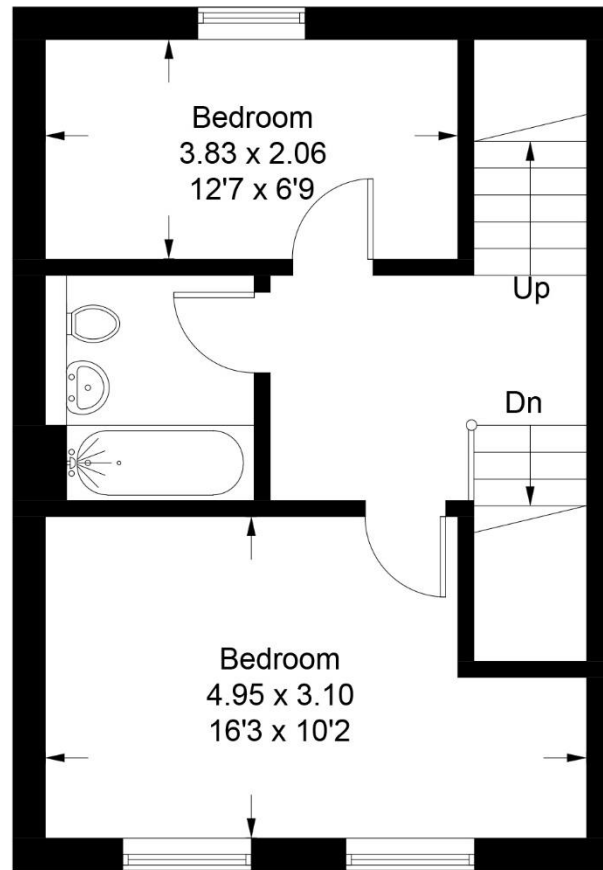


Approximate Gross Internal Area = 113.3 sq m / 1219 sq ft

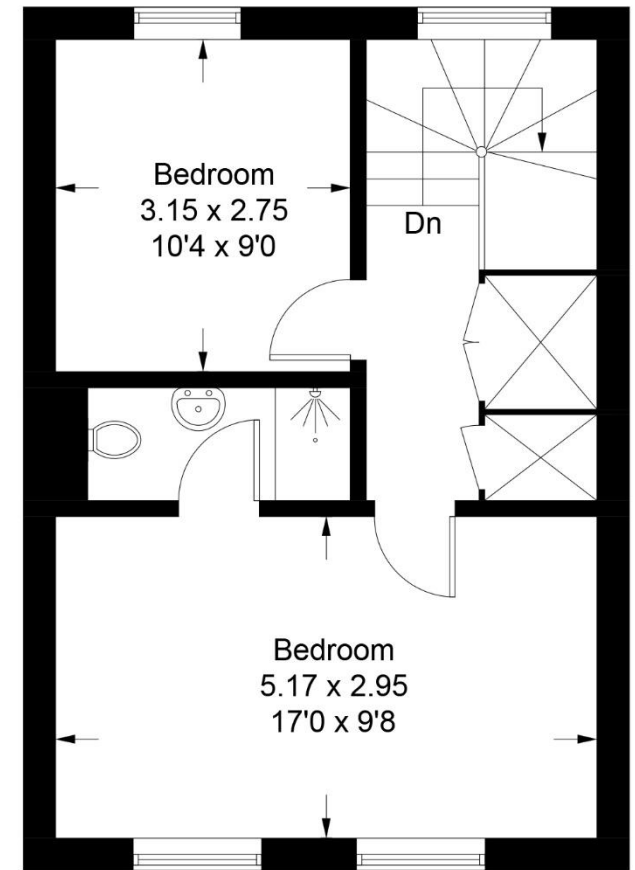
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1246589)



GENERAL INFORMATION

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

Approximately 3 Years remain on the original 10 Year NHBC guarantee.

COUNCIL TAX

Cheltenham Borough Council – 01242 262626.
Council Tax Band (D) - £2,246.52pa. (25/26).

SERVICE CHARGE

Approx. £250 Biannually.

ASKING PRICE

£600,000

EPC RATING

B - 84

The full EPC is available on request.

VIEWINGS

Strictly by prior appointment through the sole agents,
Charles Lear & Co. on +44 (0)1242 222722.

Charles Lear & Co.

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