

Royal Parade,

BAYSHILL ROAD, CHELTENHAM, GLOUCESTERSHIRE, GL50 3AY



Charles **Lear**



A generously proportioned two-bedroom apartment arranged on the lower ground floor of an attractive period building, offering well-balanced lateral accommodation and the benefit of a private courtyard.

The apartment is centred around a substantial reception room, providing clearly defined sitting and dining areas within a single, well-composed space. The proportions are generous, allowing the room to function comfortably for both everyday use and entertaining, while double doors provide direct access to the courtyard and bring natural light into the heart of the apartment.

The kitchen is set separately and is well appointed, with good storage and worktop space, and proportions that allow it to operate as a practical working kitchen rather than a secondary adjunct to the living accommodation.

There are two double bedrooms, both well sized. The principal bedroom benefits from an en-suite shower room, while the second bedroom is served by a separate family bathroom, providing a clear and practical arrangement for both owner-occupiers and guests.

The private courtyard sits directly off the reception room and offers useful outdoor space, suitable for seating and low-maintenance planting, and an extension of the internal accommodation during warmer months.

Overall, this is a well-considered apartment offering strong internal proportions, a sensible layout, and private outdoor space, making it equally well suited to owner-occupation or longer-term investment.

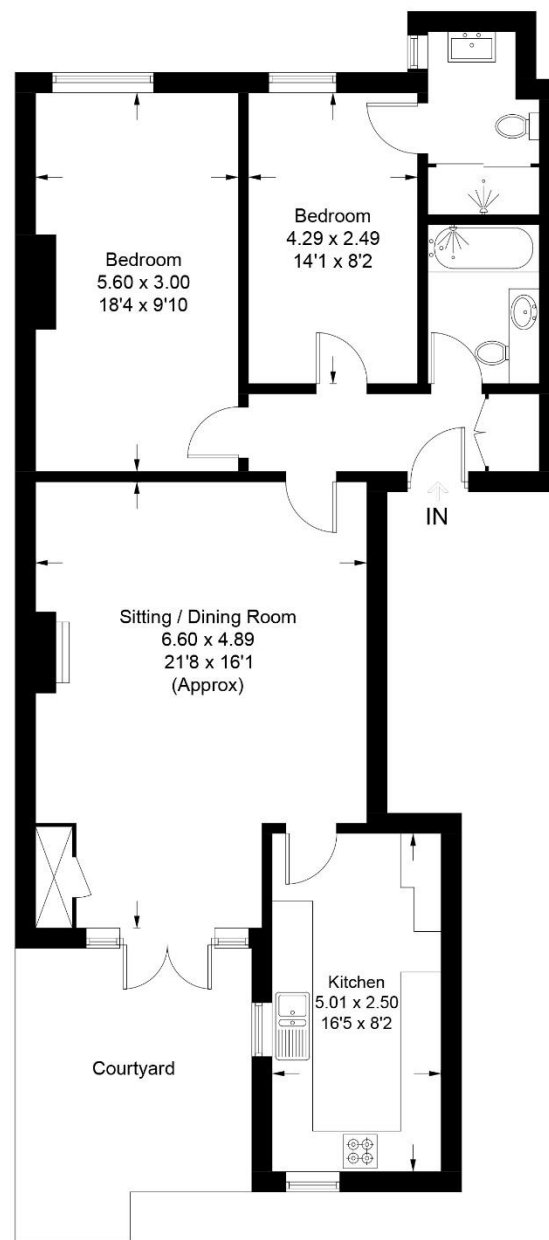
Royal Parade is located on Bayshill Road — a wide tree lined avenue comprising of a fine selection of large Regency buildings, some of which are residential homes whilst others are commercial buildings including luxury hotels and Cheltenham Ladies College and their facilities. Within immediate proximity there is a wide choice of independent shops, boutiques, and restaurants such as the Ivy and Brasserie Blanc as well as several wine bars and the Queens Hotel. Cheltenham is a town known for its excellent schools including the Ladies College, Cheltenham College and Dean Close all of which are within walking distance. The town also enjoys a multitude of festivals including literature, food and music.





Flat 17 Royal Parade

Approximate Gross Internal Area = 86.8 sq m / 934 sq ft



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1271026)



GENERAL INFORMATION

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

EPC RATING

TBC

COUNCIL TAX

Cheltenham Borough Council
Council Tax Band (B)

TENURE

Leasehold with a Share of Freehold
954 years remaining on the underlying lease

GROUND RENT

£0 PER ANNUM

SERVICE CHARGE

APPROX. £1,704 PER ANNUM

VIEWINGS

Strictly by prior appointment through
Charles Lear & Co. on
01242 222722

Charles Lear & Co.

103 Promenade | Cheltenham | Gloucestershire | GL50 1NW
+44 (0)1242 222722 | sales@charleslear.co.uk | charleslear.co.uk

