

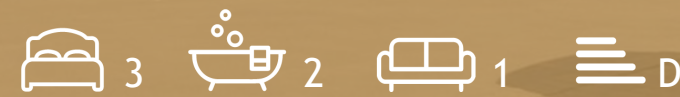


MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



23, Shaftesbury Hall, St. Georges Place,  
Cheltenham GL50 3PX  
Asking price £380,000



23, Shaftesbury Hall, St.  
Georges Place,  
Cheltenham GL50 3PX

Morgan Associates are delighted to offer 'For Sale' this beautifully appointed, fully modernised, three bedroom apartment situated in the historic Shaftesbury Hall in Cheltenham town centre.

**Full Description**

Shaftesbury hall is located within gated grounds near Cheltenham town centre. The property is entered through the well-maintained communal garden and entrance hall and through to the first floor, accessed via stairs or lift. . The heart of the home is the spacious kitchen/lounge/diner benefitting from six sash windows that flood the area with natural light. The modern fitted kitchen features built-in appliances and ample kitchen storage. This versatile room is the perfect space for entertaining.

The sizable apartment offers three, immaculately presented, double bedrooms with built-in wardrobes and beautiful sash windows. One bedroom has the advantage of an en-suite shower room. The hallway offers access to a beautifully designed family bathroom and a convenient utility room with built-in storage.

The property further benefits from gas central heating, an allocated parking space, bin store and bike store.

Prompt viewing is recommended of this superb property.





### Situation

Shaftesbury Hall is a beautiful, Grade II listed building located in the heart of Cheltenham. The property is set just a short stroll from the high street, Montpellier's boutique shops, Michelin Starred restaurants, salons and bars. Cheltenham plays host to a variety of festivals throughout the year, including Jazz, Music, Literature and Science. Communication links from Cheltenham are excellent with the M5 motorway link at J11 providing access to both the North and South, the A40 to Oxford and London and the A419 to the M4. There are regular direct trainlines to London Paddington from Cheltenham Spa Railway Station and regular bus transport to a variety of local areas.

### Further Information

Tenure: Leasehold, Share of the Freehold

Lease: 999 years from January 2022

Ground Rent: £100 per annum

Service Charge: £1895.93 per 6 months

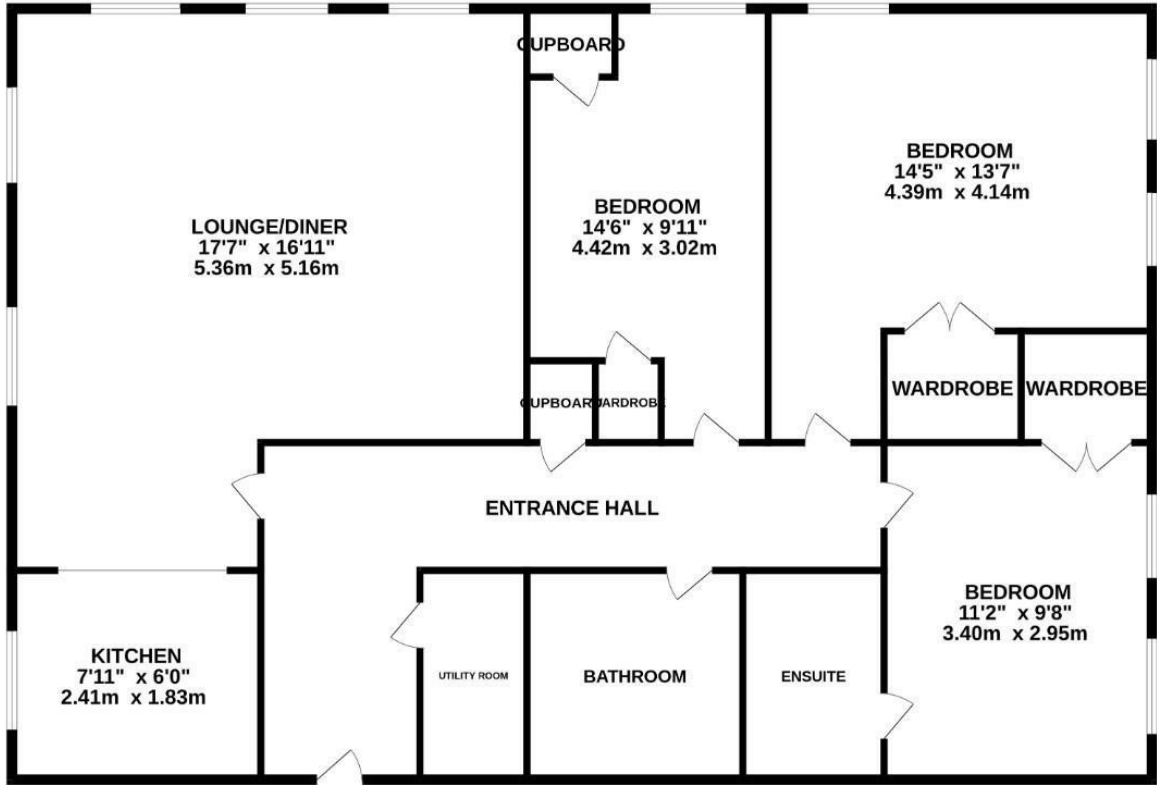
Management Company: Cambray Property Management Ltd

Council Tax Band: E

Local Authority: Cheltenham Borough Council

# Floor Plan

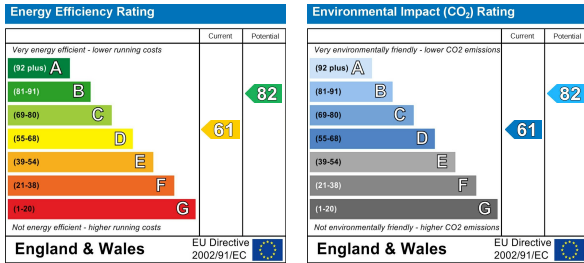
GROUND FLOOR  
986 sq.ft. (91.6 sq.m.) approx.



TOTAL FLOOR AREA: 986sq.ft. (91.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Energy Efficiency Graph



# Area Map



# Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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