



8 REGENCY HOUSE HUMPHRIS PLACE, CHELTENHAM, GL53 7EW



**A PRISTINE 3 BEDROOM GROUND FLOOR APARTMENT SET WITHIN THIRLESTAIN PARK AN IMPRESSIVE DEVELOPMENT BY BERKELEY HOMES  
SET IN THE GROUNDS OF THIRLESTAIN HALL.**



A pristine 3 bedroom ground floor apartment set within Thirlestaine Park an impressive development by Berkeley Homes set in the grounds of private landscaped setting within the historic grounds of Thirlestaine Hall.

The apartment is well proportioned with two terraces living/dining room with window to the front and door to a terrace, kitchen with integrated dishwasher, microwave, fridge/freezer, electric oven, ceramic hob, Silestone worktops and utility with a washing machine and tumble drier. The study can also double as an occasional 3 bedroom.

The two bedrooms are both double bedrooms, the master with two sets of built-in wardrobes with mirror fronted doors, hanging rails and drawers and en-suite bathroom with bath and walk-in shower. The second bedroom has built-in wardrobes and a window to rear along with a door to a small terrace. In addition it has an en-suite Jack and Jill shower room with a second door to the hall.

Allocated parking for 2 cars is directly to the front securely accessed from Sandford Road behind electric gates. The apartment has underfloor heating and gas central heating.

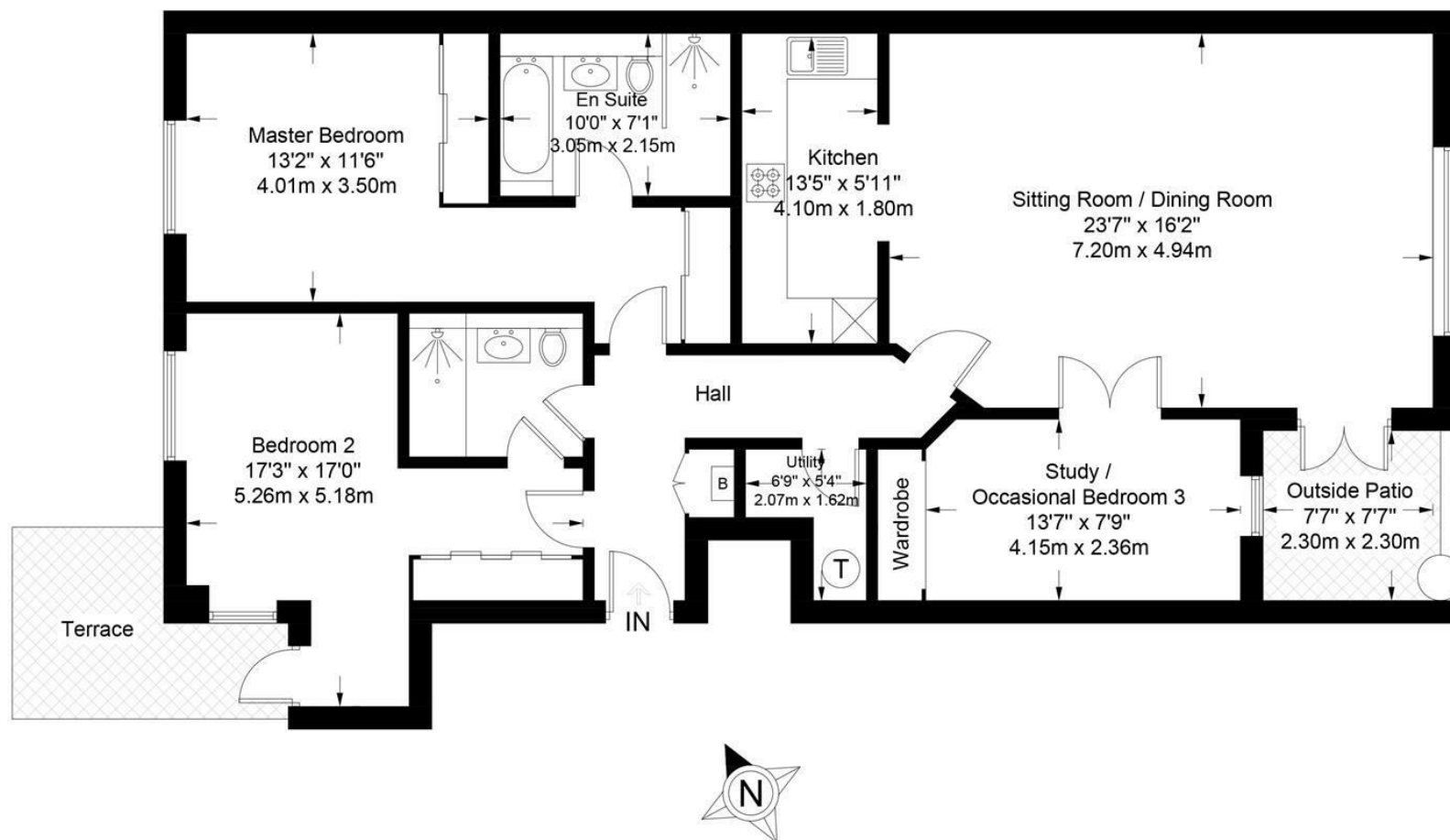


**Lease Details:**  
Tenure: Leasehold  
Lease: 125 years from 1st March 2014  
Service Charge: £2222 pa  
Ground Rent: £250 pa  
Managing Agents: The Management of the development is provided by Thirlestaine Hall (Cheltenham) Management Limited and is managed by Cambray Property Management.  
Please note that pets are not permitted in this development.









Approximate Gross Internal Area = 1270 sq ft / 118 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.  
Please check all details before making any decisions reliant upon them.  
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**Tenure:** Leasehold  
**EPC:** B  
**Council Tax:** E  
**Area:** 1270.00 sq ft  
**Property Ref:** 16702208

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