



Flat 3 Tunstall House, 3 Park Place, Cheltenham, Gloucestershire GL50 2QS

A spacious and beautifully proportioned two-bedroom lateral apartment on the second floor of this Grade II listed period property conveniently positioned for central Cheltenham and featuring a delightful south facing roof terrace.





Entering the apartment, through its private front door you are welcomed by a entrance hall with stairs rising to the flat. Half way up there is a narrow landing and inner door with a returning staircase leading you to the flats entrance hall which is naturally light by a grand oval lantern window.

The property is both light and airy with sash windows to most rooms some of which are double aspect. As this is a lateral apartment it spans across the top floor of this period property.

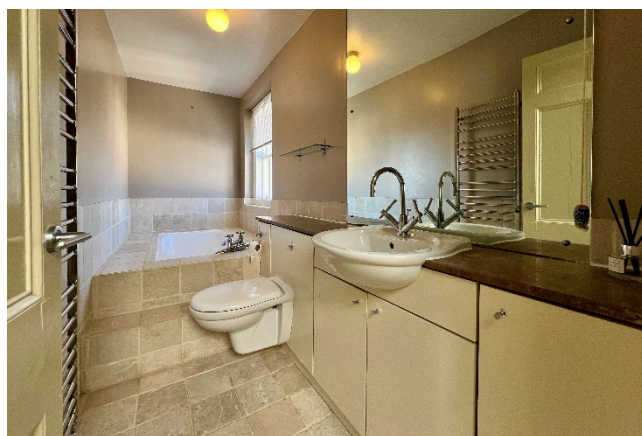
The kitchen is fitted with wooden block surfaces incorporating a peninsular surface with inset sinks. There is a good range of base and wall storage units and appliances including, five ring range/oven, washing machine, slimline dishwasher and fridge freezer.

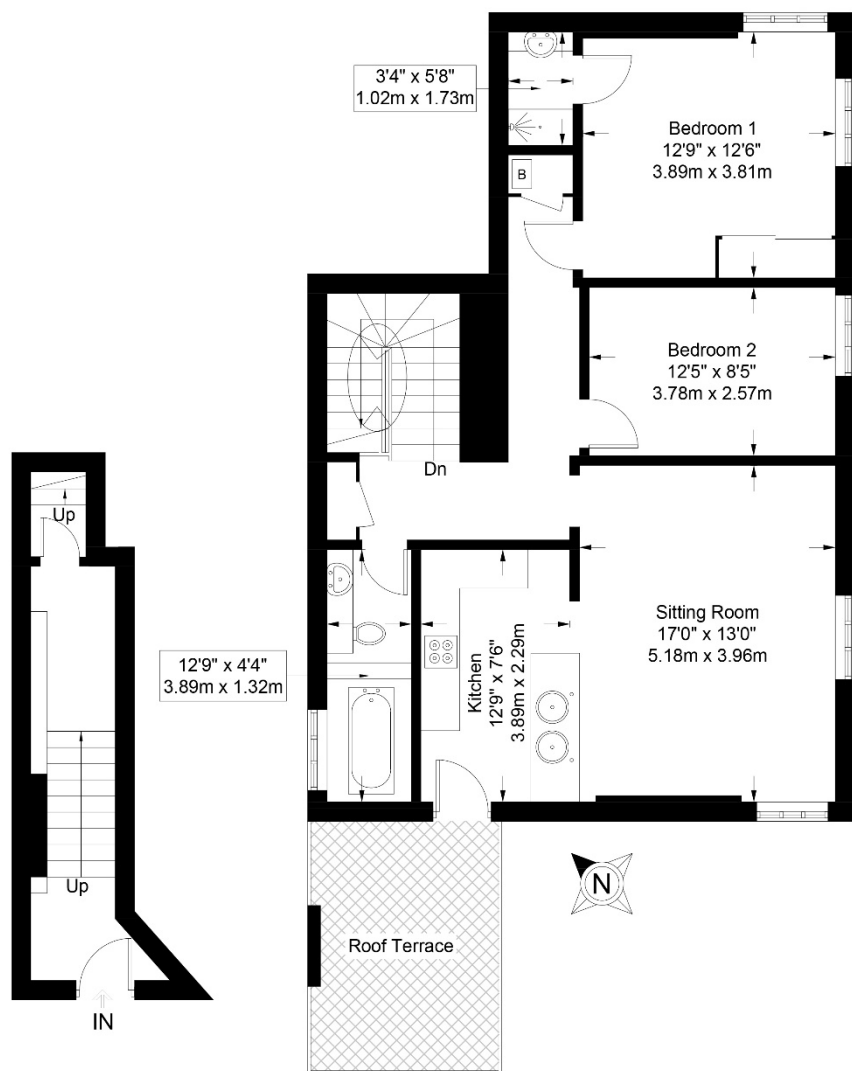
The kitchen opens into the impressively spacious double aspect sitting room and has a door which leads to a c. 13'x10' roof terrace which has a southerly aspect and far reaching views over The Park and towards Leckhampton Hill in the distance.

The main bedroom is fitted with a built in wardrobe and is double aspect with two large sash windows. There is also the addition of a ensuite with shower and basin. In addition there is a second double bedroom.

The bathroom is well appointed with inset step up bath, W.C. and basin. A particular feature of the flat is the good sized landing which is flooded with light from a large oval lantern window.

The property is being sold chain free and features hardwood flooring and central heating is gas fired to radiators.





Lease Details

Tenure: Leasehold with a share of the freehold.

Lease: 980 lease commencing 1979. 934 years remaining.

Service Charge: £480 per annum. Other outgoings are split equally with the other flats.

Ground Rent: Not collected.

Managing Agents: The building has 4 flats and is self-run.

General

Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council.

Council Tax: Band B

EPC: D (58/76)

Parking: Permit on road car parking.

Title Number: GR348012

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Approximate Gross Internal Area 993 sq ft / 92.2 sq m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

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