



14 Cambray Place, Cheltenham, Gloucestershire GL50 1JS

An exceptional opportunity to acquire a Grade II listed townhouse in the very heart of Cheltenham, currently arranged as two bedsit apartments, four studio apartments and one two-bedroom flat. Offering versatility, prime location, and rental income, this property is ideal for investors seeking a freehold asset in one of Gloucestershire's most desirable towns.



Offering over 2400 sq ft of accommodation across four floors, this freehold investment property presents excellent potential for continued rental income or redevelopment (subject to consent).

PROPERTY HIGHLIGHTS

- Grade II Listed Freehold townhouse
- Seven flats (two bedsits, four studios, one two-bedroom)
- Over 2400 sq ft of accommodation across four floors
- Rear enclosed paved garden (approx. 22' x 20') with pedestrian access to Rodney Road
- Parking for Flats 1 & 2: resident permit parking available nearby (Zone One).
- Ideal for investors or developers (subject to planning)

ACCOMMODATION DETAILS

FLAT 1

Accessed via a private rear entrance through a paved 18' x 13' garden.

- Entrance hall with storage cupboard
- Shower room and sitting room
- Fitted kitchen and inner lobby leading to bedrooms
- Gas-fired central heating to radiators
- Council Tax Band: B | EPC: D

FLAT 2

- Bed-sitting room incorporating sink and shower
- WC (located at the end of the communal hall)
- Council Tax Band: A | EPC: E

FLAT 3

- Bed-sitting room with sink and shower
- WC (located at the end of the communal hall)
- Council Tax Band: A | EPC: E

FLAT 4

- Entrance hall leading to bed-sitting room, kitchen, and shower room
- Council Tax Band: A | EPC: E

FLAT 5

- Entrance lobby with cloakroom
- Bed-sitting room with sink and shower
- Council Tax Band: A | EPC: E

FLAT 6

- Entrance lobby leading to shower room, kitchen, and bed-sitting room
- Council Tax Band: A | EPC: E

Flat 7

- Entrance lobby with cloakroom
- Bed-sitting room with sink and shower
- Council Tax Band: A | EPC: E

LOCATION:

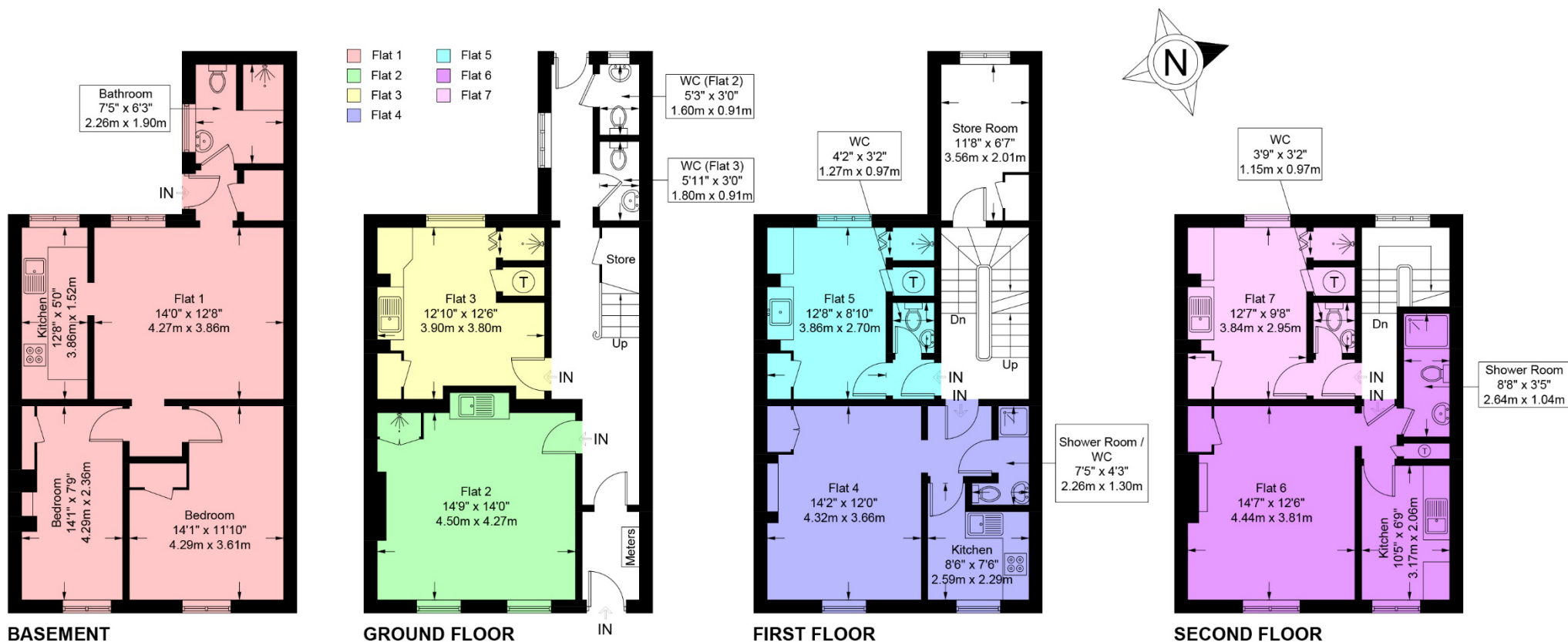
Situated on Cambray Place, just off Cheltenham High Street, this handsome period property enjoys easy access to The Promenade (0.3 miles), bus station (0.4 miles), railway station (1.7 miles), M5 motorway (8.5 miles), major retail outlets, and a superb range of restaurants, cafés, and bars. Its central setting ensures strong rental demand and future capital growth potential.

GENERAL:

Tenure: Freehold

Local Authority: Cheltenham Borough Council

Parking: Flats 1 and 2 benefit from private parking to the front of the property. Resident permit parking available nearby (Zone One).



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Approximate Gross Internal Area 2408 sq ft / 223.7 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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