



BERKELEY PLACE, CHELTENHAM

GL52 6DB



BERKELEY PLACE CHELTENHAM

17 - 21 Berkeley Place is the result of Bedstone Developments refurbishment of three Grade II listed Regency townhouses, into 15 self-contained studio, one and two bedroom apartments.



1-2



1-2



1

Grade
II
listed

Local Authority: Cheltenham Borough Council

Tenure: Share of Freehold

Prices from £150,000



LUXURY LIVING IN THE HEART OF CHELTENHAM

Arranged over the lower ground, ground and three upper floors, each of these stunning apartments are sympathetically restored to an exacting standard with many period features retained.

Positioned in a quiet road, overlooking a garden square, 17 - 21 Berkeley Place is situated only 160 yards from Sandford Park and 260 yards from Cheltenham High Street. Cheltenham is a picturesque Regency Town featuring a rich blend of independent shops and restaurants, complemented by major retailers.





APARTMENTS DESIGNED FOR THE WAY YOU LIVE

KITCHENS

The kitchens at Berkeley Place are British made, shaker style with quartz-stone worktops and Clearwater stainless-steel sink with mixer tap. There are fully integrated Bosch and CDA appliances, which include an electric oven, induction hob, overhead extractor, fridge freezer and dishwasher.

APPLIANCES

All apartments have either an integrated washing machine in the kitchen, or plumbing provided in a separate laundry cupboard where possible.

BATHROOMS

The bathrooms are fitted with quality white sanitaryware by Duravit and Burlington. There are steel baths and/or walk-in showers. Most apartments have wall hung WCs with concealed cisterns and either feature painted Burlington vanity units or a wall hung in-frame basin. All bathrooms are finished with porcelain floor tiles and ceramic wall tiles. There are also electric heated towel rails fitted and vanity mirrors.







TIMELESS ELEGANCE

FINISHES & FLOORING

Original Georgian features have been retained in most apartments, including period cornicing, skirtings, fireplaces, paneling and sash windows.

Luxury vinyl, timber effect flooring in herringbone pattern has been fitted to the living areas and kitchens with quality fitted carpets to bedrooms. All apartments have been painted in light, neutral Farrow and Ball colours. Quality chrome and nickel ironmongery in a period style has been used throughout.

GENERAL

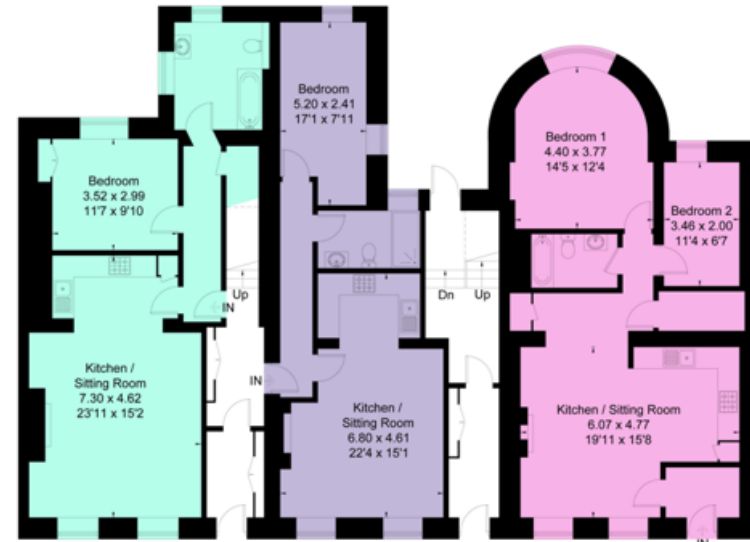
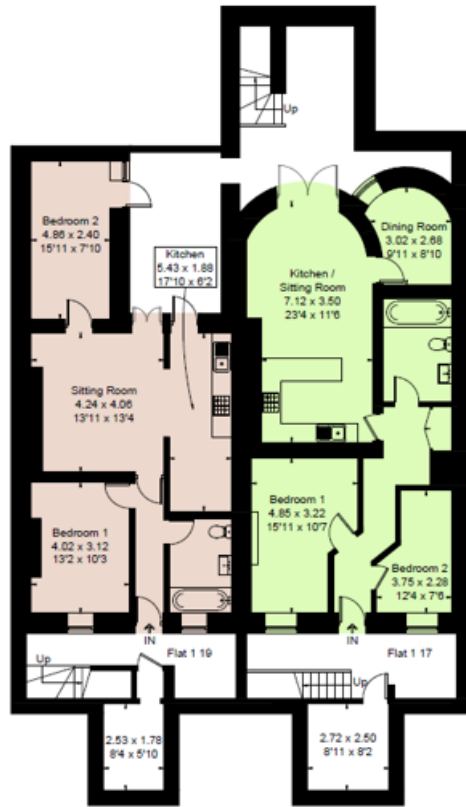
999 year leases with share of the freehold with a peppercorn ground rent.

EXTERNALS & PARKING

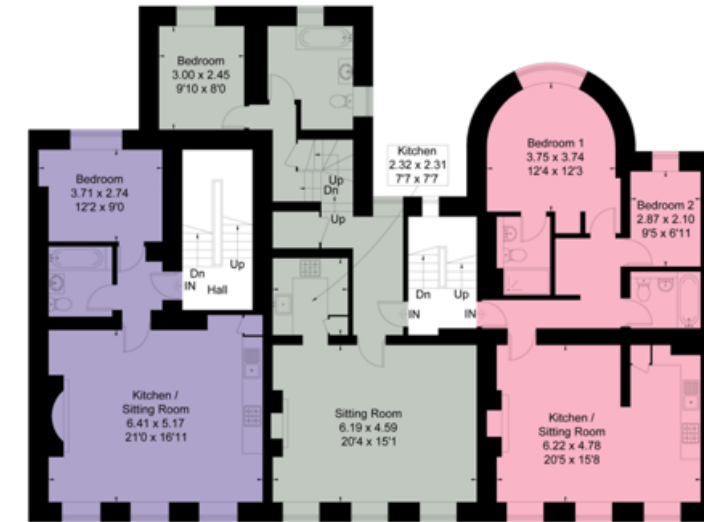
All apartments have the right to apply for a resident parking permit and there are also two electric charging points to the rear of the property that can be used on a first come, first serve basis. There will also be access to a communal outside seating area at the rear of the properties.





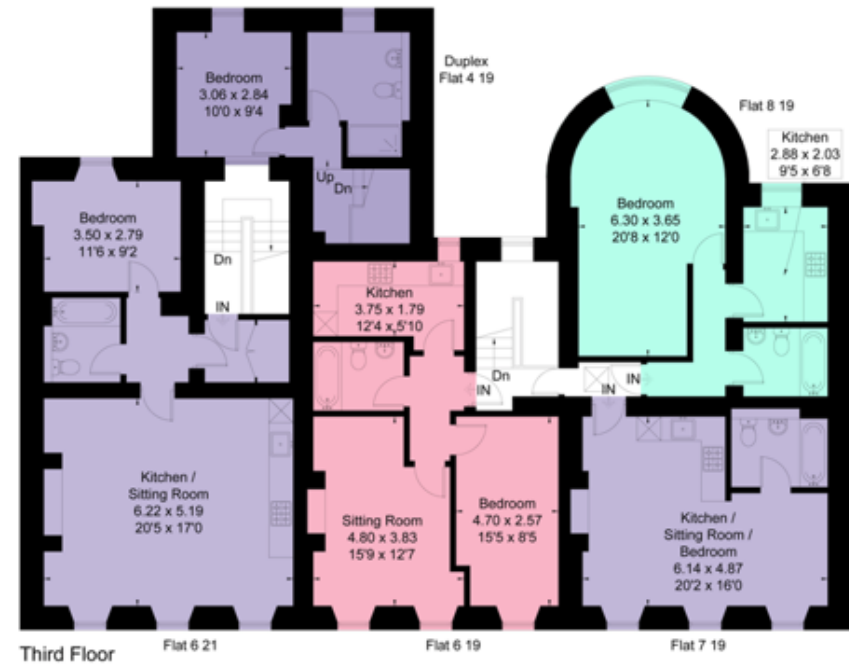
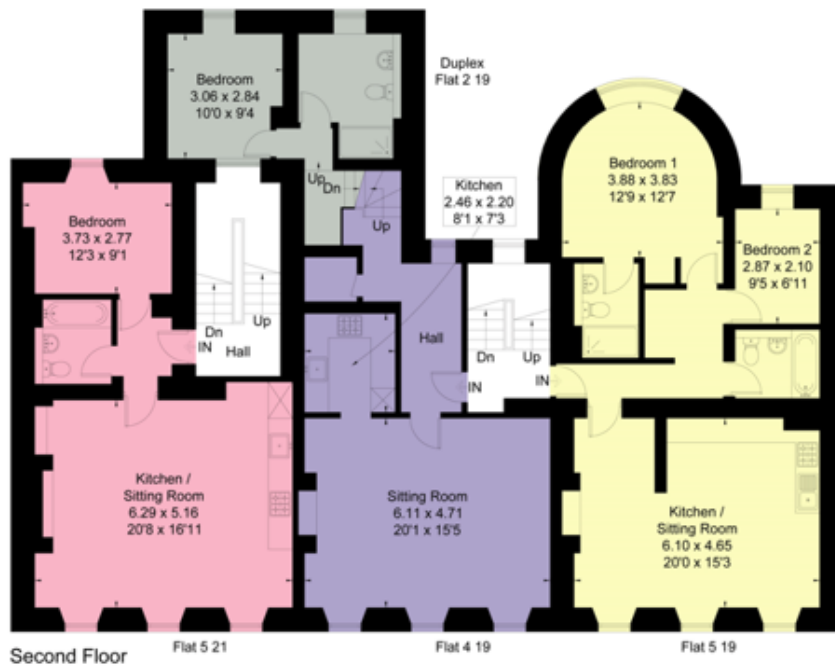


Ground Floor Flat 2 21 Flat 3 21 17



First Floor Flat 4 21 Flat 2 19 Flat 3 19

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Katy Reynolds

01242 246957

katy.reynolds@knightfrank.com

Knight Frank Cheltenham New Homes

123 Promenade, Cheltenham

GL50 1NW

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated <Particularsdate>. Photographs and videos dated <Photodate>. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

 Knight
Frank

