



Flat 4, 3, Oriel Villas Oriel Road, Cheltenham, Gloucestershire, GL50 1XN
£287,500



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A fantastically situated two bedroom first floor apartment in a beautiful Grade II Listed building benefitting from parking behind electric gates

Communal entrance, open plan kitchen/living/dining room, two bedrooms, shower room, allocated parking

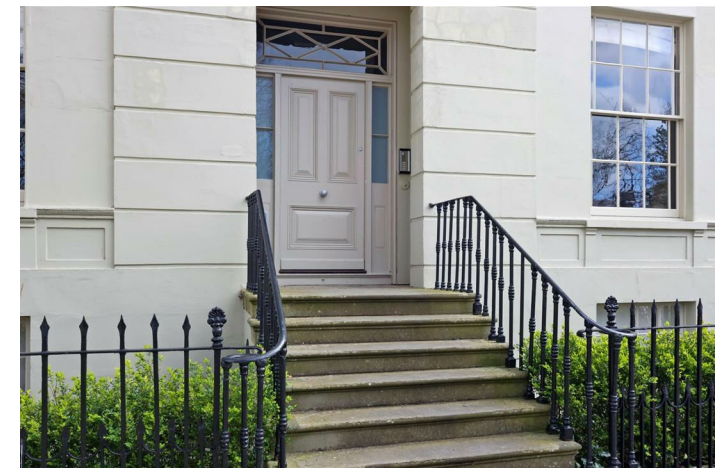
Situation: Oriel Villas is a brilliantly situated small range of apartments in a highly central position off Oriel Road with excellent access to the heart of the town.

Cheltenham stands renowned as one of England's most intact Regency towns and, historically, the original and most distinguished spa. Nestled less than a hundred miles from London, it gracefully rests between the Cotswold Hills and the Wye Valley. The town boasts several prestigious schools, including Cheltenham College, Cheltenham Ladies College, Dean Close and Pates Grammar, the latter recently topping the national GCSE schools league table.

Having earned its status as a highly coveted residential destination, with a Telegraph accolade as the number one place in the United Kingdom to raise a family in 2015, Cheltenham is celebrated for its opulent residences gracing formal avenues and exquisite garden squares.

For those with a penchant for the finer things, the town offers Michelin-starred restaurants, numerous bars, chic boutiques and abundant salons. Art and history enthusiasts find solace in The Wilson, Cheltenham's recently refurbished museum and art gallery. The town's cultural vibrancy is further enhanced by two concert halls and three theatres. Festivals abound, including The Wychwood Festival, literary, science, food and drink festivals and the revered jazz festival which draws renowned performers such as Van Morrison, Jamie Cullum and Jools Holland over the years.

The pinnacle of the year for many is the annual racing festival culminating in the Cheltenham Gold Cup, a prestigious event on the National Hunt calendar. The allure of this spectacle perennially captivates the public, making Cheltenham a regular draw for visitors year after year.



Description: Created by renowned local developers Boo Homes in 2012, the Oriel Villas development is a stunning collection of apartments in a superb central location with parking behind electric gates.

Number 3 is the second building and is therefore positioned slightly further from Oriel Road and Flat 4 is found on the first floor of the building. Accessed through a communal front door and hallway, the front door opens into the large open plan kitchen/living/dining room space with stripped wooden floors, feature fireplace, sash windows to the front and a beautifully fitted range of kitchen units with a Silestone worktop and integrated appliances.

The main bedroom is at the rear of the apartment, down a half floor with built in cupboards. The redecorated shower room is above, with a further area of built in cupboards adjacent.

The second bedroom, which doubles as a study, is beyond the living area and features the same stripped floor and sash window to the front.

Outside, behind electric gates, is the private parking area in which this apartment has one space.

Additional Information:

Parking: One allocated space (space 7).

Services: Mains water, electricity, gas and drainage. Gas fired central heating.

Directions via What3words: ///kick.simply.fingernails

Tenure: Leasehold with the balance of a 999 year lease commencing 2012.

Managing Agents: Cambray Property Management, Bath Street, Cheltenham.

Restrictions: Assured shorthold tenancies are permitted. Short term tenancies and company lets are not permitted. Pets are permitted with permission of the managing agents and subject to strict conditions.

Service Charge: Currently £912 per annum.

Ground Rent: Currently £250 per annum. Increases by £50 every ten years.

Local Authority: Cheltenham Borough Council.

Council Tax: Band C.

Viewing: Strictly by appointment with Regency Residential.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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ORIEL VILLAS, GL50

Approx. gross internal area 654 Sq.Ft. / 60.8 Sq.M.



FIRST FLOOR



All measurements are approximate and for guidance and illustrative purposes only. Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209

