



REGENCY  
RESIDENTIAL

Flat 3, St Kevern, 63 Christchurch Road, Cheltenham, Gloucestershire, GL50 2PR  
Guide Price £550,000



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A magnificent, three-bedroom apartment found on the top floor of this beautiful period building on Christchurch Road, well located with excellent access to facilities and with fine views across Cheltenham, Cleeve Hill, Crickley Hill and The Malverns.

Private entrance with stairs leading up to an entrance hall, kitchen, dining room, sitting room, three bedrooms including a main bedroom with wardrobes and en suite shower room, second bedroom with low level storage and separate lavatory, third bedroom with large walk in wardrobe, main bathroom with freestanding bath, car port parking, garage, electric point for car charging, private garden.

**Description:** St Kevern was built in the 1860's and has more recently been redecorated and had a new roof. Flat 3 is located on the top floor of this majestic period building and spans the entire top level with two flights of private stairs providing private access from the ground floor.

Presented in good decorative order, the apartment offers unusually large living space with lots of flexibility and versatility, currently arranged as three spacious double bedrooms each with built in cupboards. The main bedroom features an en suite shower room and fitted wardrobes, while bedroom 2 has a separate lavatory and bedroom 3 benefits from a large walk in wardrobe. A luxurious family bathroom with shower and freestanding bath provides washing facilities to bedrooms 2 and 3.

The kitchen is well fitted with lots of cupboard space, extensive worktops and includes a peninsular island unit, opening into a dining area, beyond which is the very generous sitting room. Feature Cotswold stone fireplaces are found in the dining room and sitting room. The area is very sociable with the benefit of being open plan yet easy to treat as separate rooms if preferred.

The hall is of a particular good size and has previously been used as a home working area.

Outside is a small private garden with pond and outside water tap, to the side of which is a car port parking area with an electric point for charging an electric car. About 25 feet away is a single garage. Further parking is available by way of on street permits available from Gloucestershire County Council.

**Situation:** St Kevern is a beautiful detached period building found in a stunning position on the corner of Christchurch Road and Eldorado Road, an ideal location for the town, Montpellier, Tivoli, the train station and the A40/M5.

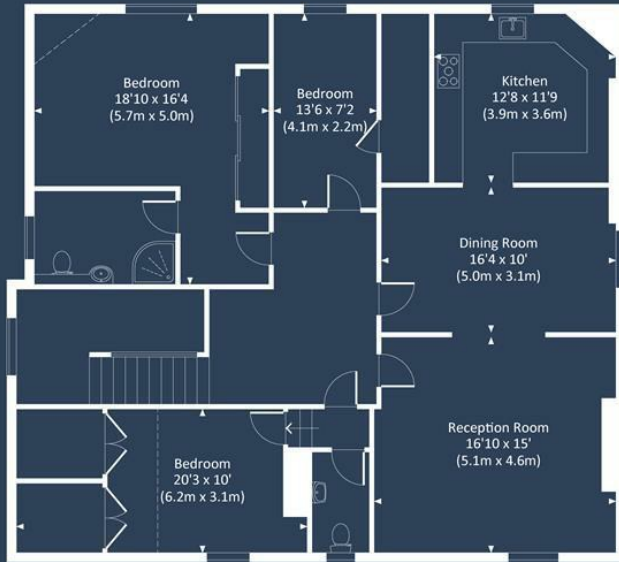
Cheltenham stands renowned as one of England's most intact Regency towns and, historically, the original and most distinguished spa. Nestled less than a hundred miles from London, it gracefully rests between the Cotswold Hills and the Wye Valley. The town boasts several prestigious schools, including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



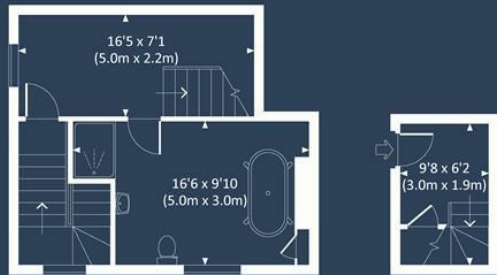
## ST. KEVERN, CHRISTCHURCH ROAD, GL50

Approx. gross internal area 1817 Sq Ft. / 168.8 Sq M.

Approx. gross internal area 1927 Sq Ft. / 179.0 Sq M. Inc. Restricted Height



THIRD FLOOR



SECOND FLOOR



RAISED GROUND FLOOR



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

**Situation Continued:** Having earned its status as a highly coveted residential destination, with a Telegraph accolade as the number 1 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, drawing renowned performers like 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.

### Additional Information:

**Parking:** There is private parking on site, with an additional garage, as well as an electric point which could be used to charge an electric car.

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

**Directions via What3words:** ///burn.trail.patrol

**Tenure:** Share of freehold with the balance of a 999 year lease commencing 5/1/1986. We understand from our client that the service charges are currently set at £150 per month, the ground rent is peppercorn and that there are no provisions for any review or escalation of the ground rents. The property is managed by Young & Gilling in Cheltenham. Pets are permitted as are assured shorthold tenancy agreements, but short term or company lets are prohibited.

**Local Authority and Council Tax:** Band E, Cheltenham Borough Council.

**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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