

The Crescent
Gloucester Road





The Crescent Gloucester Road GL51

- Two double bedrooms
- Open plan kitchen, dining and living space
- Underfloor heating
- Full length balcony
- Spectacular views
- Modern bathroom
- En-suite shower room
- Underfloor heating
- Communal gardens
- Close to train station
- Short walk to town centre
- Private parking
- Bike storage
- Secure gated development

An exclusive contemporary apartment moments from Montpellier

In summary, a stunning contemporary apartment flooded with light throughout. The property enjoys zonal underfloor heating throughout, two large double bedrooms one with en suite shower room and a stylish bathroom. The large open plan kitchen, dining area and lounge area are perfect for entertaining. The apartment benefits from a very generous balcony overlooking the beautiful private gardens and is in an exclusive gated property with undercroft private parking. The property is perfectly located with a short walk to the town centre and three minutes walk to the train station.

Vendors' comments *"We bought this property from new, equipped to a high standard it was used as a second home and never rented out, so has had an easy life and being well cared for. We always enjoyed the peaceful environment well away from traffic and the proximity to the station. We have now reluctantly decided it is time to sell."*

The **gated private property** is accessed by a private entry system with electric gates and a driveway leading to allocated undercroft parking. The exclusive development is entered through a communal reception where you can choose the serviced lift or to use the stairway.

The **open plan living area** comprises of a lovely, clean stylish kitchen, a large dining area and generous lounge which is perfect for entertaining.

The **kitchen** has been updated with a lovely granite worktop and a waste disposal unit. It is thoughtfully laid out to provide practical work top and storage space. This delightful kitchen boasts beautiful views over the private garden.

The **open dining area** is a great space flowing from the kitchen and enough room for a good size table and chairs. The dining area also benefits from double sliding doors leading directly to the generous private balcony.

The **lounge area** provides a bright airy space to relax and enjoy the views from inside or on the balcony, where you can sit and sip a cocktail with friends overlooking the beautiful garden.

A **spacious bathroom** is located in the centre of the apartment and the generous sized bathroom benefits from a clean modern design and includes a bath, integrated shower and storage.

The **master bedroom** is a delightful, spacious bedroom with two beautiful windows to the front of the

development. This room benefits from a clean, modern en-suite wet room. The master bedroom has plenty of storage and has a generous fitted wardrobe.

Bedroom 2 is a large bedroom and benefits a large sliding window with a Juliette balcony looking out over the front of the property. The bedroom offers plenty of space for storage.

The **pretty garden** can be accessed via the main reception area on the ground floor.

The **apartment benefits** from underfloor zonal heating throughout, beautiful views overlooking the large private garden with designated picnic areas and allocated bike storage.

Sq ft size: approx 916 square feet.

Tenure - Leasehold: 999 years (from 2006)

Ground rent: £125.00 per annum

Service charge: £2,608 per annum

LOCATION:

Perfectly situated in the heart of Cheltenham

The attractive Regency town of Cheltenham offers a wealth of amenities including local independent shops, bustling local markets and recreational facilities. The town's thriving community provides a diverse array of boutique and antique shops, independent tea rooms and coffee shops.

The popular Regency town offers an incredible social scene to rival London with fabulous Michelin starred restaurants and exclusive bars.

Cheltenham is home to world-renowned festivals including annual horse racing culminating in the Cheltenham Gold Cup along with the Science Festival, the Literary Festival and the Jazz Festival.

The wonderful Everyman theatre hosts a variety of superb shows, plays, musicals and Christmas Pantomimes and is one of the town's three theatres.

Cheltenham boasts plenty of outside space including parks, leisure facilities, golf courses and beautiful walks on the Cotswold Way. Nestled perfectly between the Cotswold Hills and the Wye Valley with the scenic Royal Forest of Dean a short drive away. Cheltenham is home to a collection of prestigious schools including Cheltenham College, Dean Close, Cheltenham Ladies College and Pates Grammar.



DIRECT TRAINS TO LONDON PADDINGTON
BRISTOL, BATH, BIRMINGHAM
DIRECT ACCESS TO M5
BROADWAY - 10 MILES
STOW-ON-THE-WOLD - 19 MILES
THE ROYAL FOREST OF DEAN - 25 MILES
OXFORD - 40 MILES

All distances are approximate













































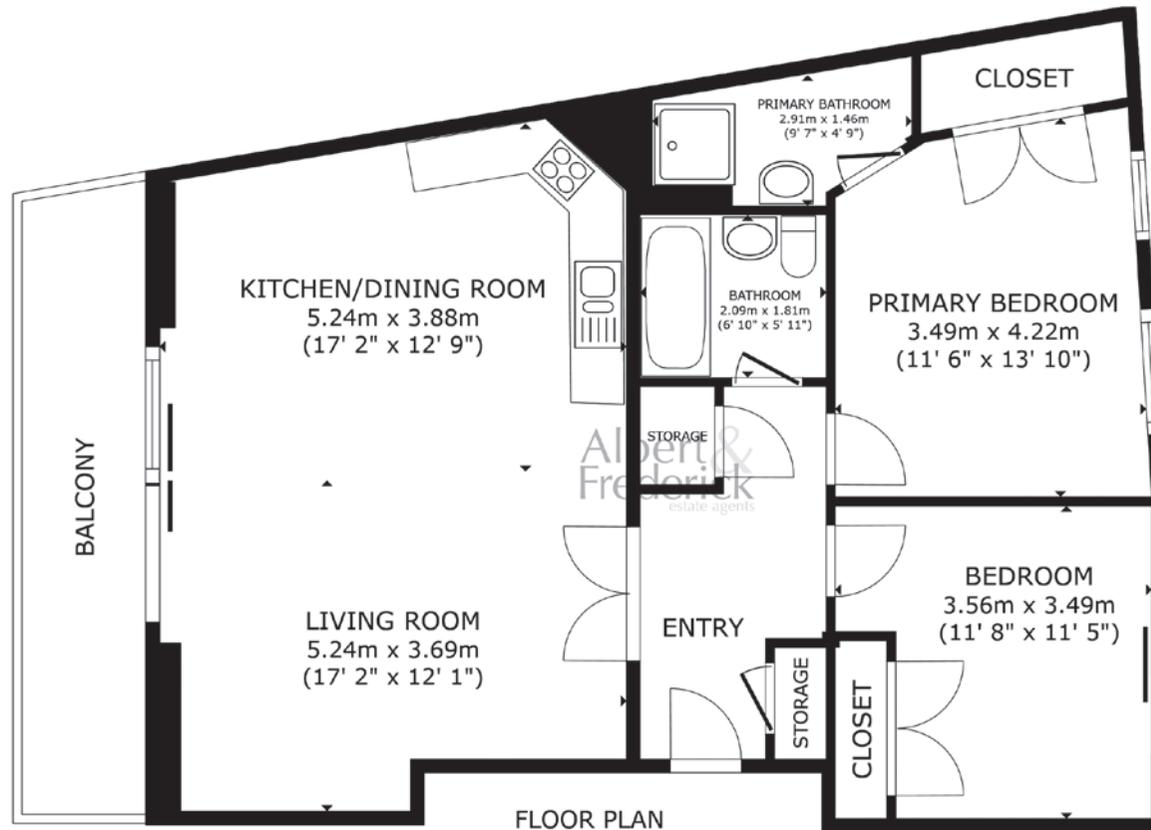








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15 The Crescent, Gloucester Road,
 Cheltenham GL51 8PF.
Asking price £280,000

GROSS INTERNAL AREA
 FLOOR PLAN 85.1 m² (916 sq.ft.)
 EXCLUDED AREAS : BALCONY 9.7 m² (104 sq.ft.)
 TOTAL : 85.1 m² (916 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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