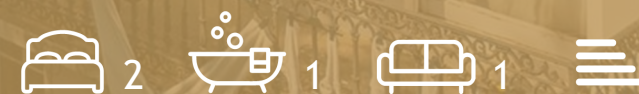




MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY

3, 81 St. Georges Road,  
Cheltenham GL50 3DU  
Price Guide £325,000





Situated on the second floor of a striking Victorian terrace which dates back to 1849, this charming apartment offers the opportunity for central Cheltenham living. Offered in superb condition and in a highly desirable location.

### Full Description

The apartment is accessed via a communal hallway and ornate stone staircase. The entrance hall has a small decorative window to the communal hallway and plentiful space for accommodating shoes, coats, or additional storage. To the right is a spacious sitting / dining room with a superb sash window and striking feature fireplace. The elevated position of the apartment allows for pretty views and, a huge benefit, unusually high ceilings for a top floor apartment! The beautiful kitchen / breakfast room is an 'L - shape' with a well thought out separate utility area at the far end. The bespoke kitchen includes quartz worktops, an induction hob, Neff 'hide and slide' oven, Hotpoint fridge & freezer, Neff integrated dishwasher, waste disposal and a useful and spacious pantry cupboard. Leading on from the kitchen is a hallway; the stylish bathroom is positioned to the left with a shower over the bath. The master double bedroom is located at the end of the hallway to the rear of the property and benefits from a sash window looking out onto gardens and a wonderfully green and peaceful outlook. The second bedroom leads from the main hallway, with plenty of privacy for visiting guests in it's positioning within the apartment, or offers a lovely quiet office space, depending on your requirements.

The entrance hall offers access to a roof space, solely to for the use of this property, providing a large amount of storage and access to the boiler.

Externally the property includes unallocated off-road parking. There is also residential on street permit parking available.







### Further Information

Tenure: Leasehold, Share of the Freehold

Lease Duration: 999 years from 29th September 1976, 951 years remaining

Service Charge: £1,800 per annum

Management Company: Young & Gilling

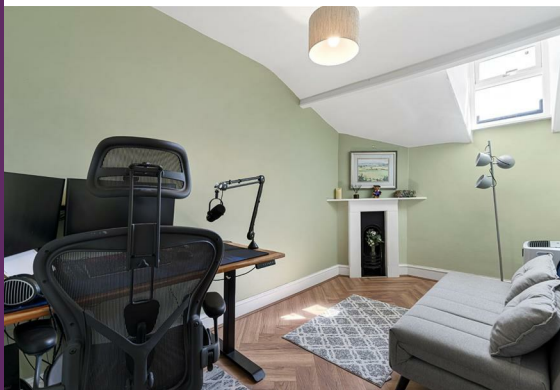
Ground Rent: N/A

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

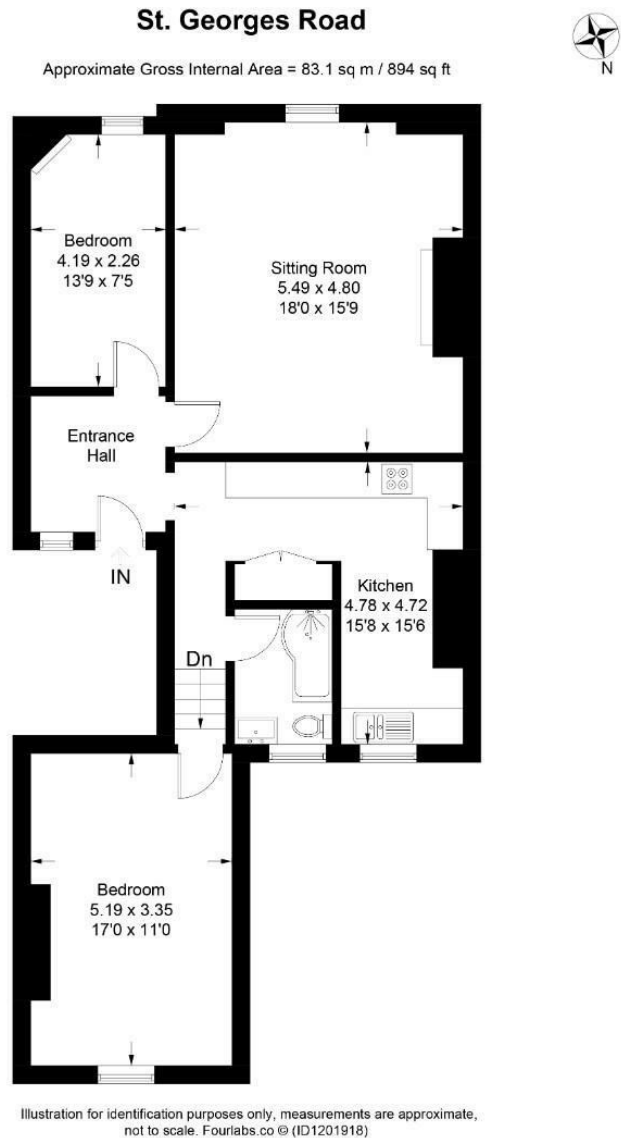
Local Authority: Cheltenham Borough Council. Tel. 01242 262626

Of note: Pets are considered within the building!

St George's Road is a tree lined road situated on the outskirts of Montpellier and Cheltenham Town Centre. The location is within walking distance of superb amenities including cafes, bars and restaurants in Montpellier. Waitrose supermarket, the Honeybourne Cycle Path and Cheltenham Ladies College are also located a short distance away. Cheltenham is recognised as the best place to raise a family and being one of the most complete Regency spa towns in England.

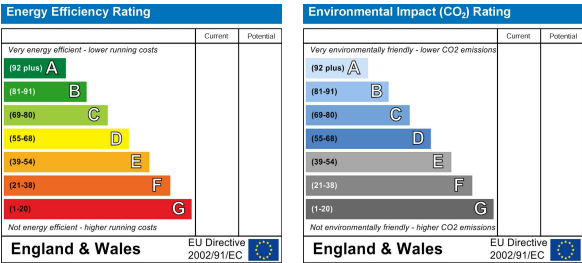


Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



Area Map



Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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