

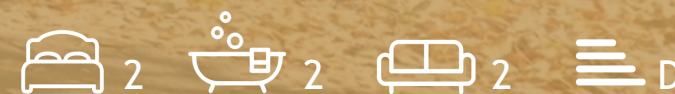


MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



Ground Floor Flat 6, Royal Parade, Bayshill Road,
Cheltenham GL50 3AY
Price Guide £750,000



Ground Floor Flat 6, Royal Parade, Bayshell Road, Cheltenham GL50 3AY

Summary Description

A truly exceptional grade II listed two-bedroom apartment arranged over three floors forms part of an elegant Regency townhouse on Bayshell Road, one of Cheltenham's most distinguished addresses. Immaculately presented throughout, the property combines classic architectural detail with refined contemporary styling, offering beautifully proportioned living space, a luxurious specification and a newly landscaped garden.

Full Description:

Set behind an impressive limestone façade, the property is accessed through a spacious hallway leading into a magnificent open plan kitchen, dining and living room.

The scale of the room is remarkable, with soaring ceilings, ornate coving, ceiling roses and full height sash windows flooding the space with natural light.

Bespoke shelving with integrated lighting frames the living area, while concealed LED lighting within the coving enhances the atmosphere.

The kitchen is finished to an exceptional standard, with grey veined marble worktops, a china sink, gold fittings and neutral cabinetry, that emphasise the apartment's light, elegant character.

A staircase leads to the second bedroom, quietly positioned and finished in soft neutral tones.

Built in storage and bespoke bedside lighting. While a sash window provides an outlook over the attractive Regency terraces of the surrounding area.

Returning to the lower level, the principal bedroom is generous in scale and benefits from large, double-glazed windows, an air conditioning unit, and a luxurious walk-in wardrobe fitted with extensive shelving and hanging space.

The main bathroom is equally well appointed, with a deep ceramic basin set upon a wooden vanity, backlit mirror, and a stylish combination of soft grey and neutral tiling.





A further staircase leads downstairs again to a second bathroom, featuring fresh white tiling balanced with dark wood detailing, a marble style vanity basin, and a deep traditional bath set beneath classic fittings.

Recessed alcove shelving provides convenient space for toiletries and accessories, continuing the theme of subtle, practical design.

This level opens directly onto the garden through double doors, revealing a newly landscaped space with steps leading up to an area of lawn and decking, an ideal spot for outdoor dining or quiet relaxation, with the benefit of rear access.

It includes one allocated parking space and enjoys underfloor heating throughout, managed by Nest thermostats.

Natural stone floors and solid wooden doors complete the home's warm yet contemporary feel.



Summary:

Bayshill Road lies just moments from Montpellier, Imperial Gardens and the Promenade, placing Cheltenham's most fashionable cafés, restaurants and boutiques within easy reach. The property is ideally located for Cheltenham Ladies' College, Cheltenham Spa railway station and access to the M5 motorway. The area is well regarded for its elegant Regency architecture and leafy streets, combining a peaceful residential setting with the convenience of town center living.

Further Information:

Tenure: Leasehold, Share of Freehold

Lease Duration: 948 years remaining

Service charge & Ground rent - £50 pcm

Management: 6 Royal Parade (Cheltenham) Management Limited

Pets & Airbnb Permitted

Services: Mains electricity, gas, water, and drainage.

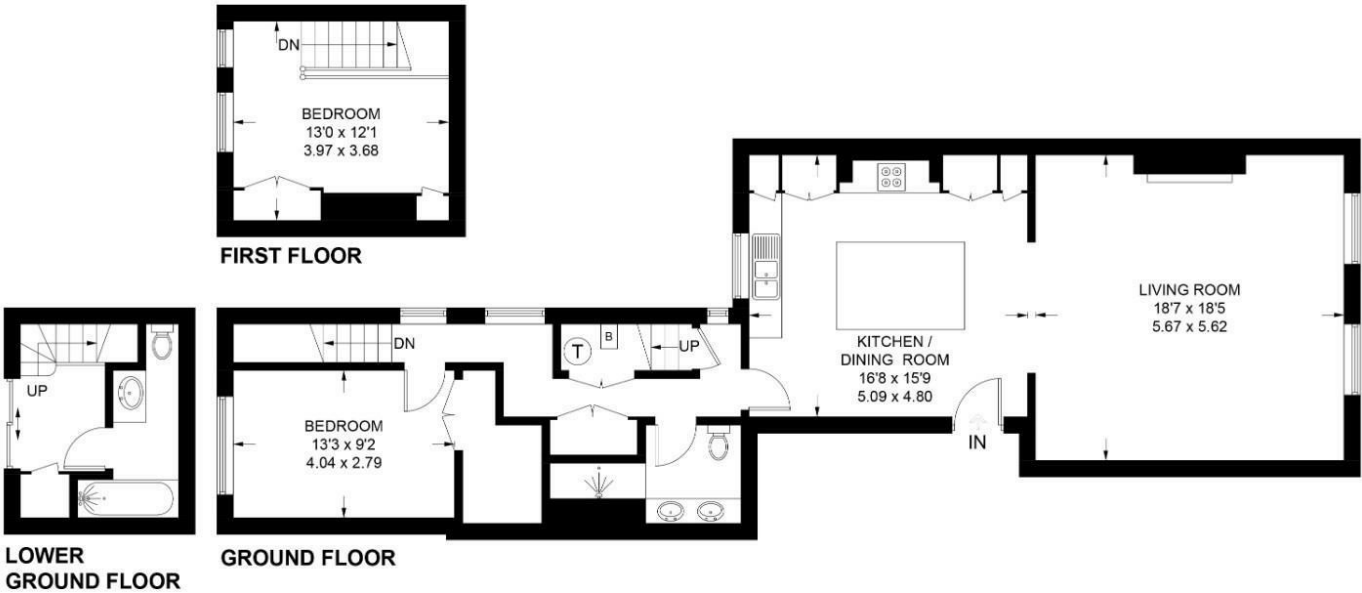
Council Tax Band: C

Local Authority: Cheltenham Borough Council. Tel.01242 26 26 26



Floor Plan

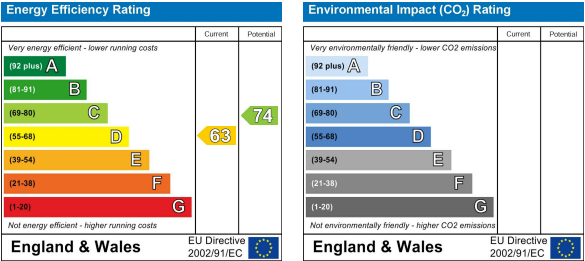
Approximate Gross Internal Area
Lower Ground Floor = 10.5 sq m / 113 sq ft
Ground Floor = 90.8 sq m / 977 sq ft
First Floor = 14.4 sq m / 155 sq ft
Total = 115.7 sq m / 1245 sq ft



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.
Cheltenham Home Inspection © 2025

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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.

Rotunda Buildings Montpellier Exchange
Cheltenham
Gloucestershire
GL50 1SJ

T. 01242 514 285
E. sales@morgan-associates.co.uk
W. www.morgan-associates.co.uk