



Apartment 17, One, Bayshill Road, Cheltenham, Gloucestershire

A simply stunning, second floor apartment forming part of an award winning development for the over 60's, with private roof garden and balcony.

Description

One Bayshill Road is a stunning three bedroom apartment in this award winning development in the heart of Cheltenham. The apartment is located on the second floor and features three generous bedrooms, one of which is currently used as a study. The apartment exudes natural charm throughout with high ceilings and a high spec finish to include a wonderful open / plan living arrangement to the kitchen and sitting area. There is a lovely feature fireplace to the sitting room and an interlocking door to the study/bedroom 3. There are two further generous bedrooms to the apartment which both have built-in wardrobes. The principal bedroom also features a wonderful en suite bathroom. A family bathroom and an array of built in storage complete the apartment.

Homeowners at One Bayshill Road enjoy the on-site amenities which includes a Wellness Spa with pool, sauna, steam room, gym and treatment rooms. There is also a restaurant/coffee shop, residents roof top garden and owners' lounge.







Location

One Bayshill is set back from the road in the heart of Montpellier in Cheltenham with a huge choice of restaurants, bars, hotels and boutique shops. Montpellier and Imperial gardens play host to the various festivals throughout the year which include the Jazz, Music, Literature and Science Festivals.

Communication links are excellent with the M5 motorway link at J11 providing access both North and South, the A40 to Oxford and London and the A419 to the M4. There are regular direct trains to London Paddington from Cheltenham Spa Railway Station, which is approximately 1 mile away. The international airports of Birmingham and Bristol are within one hour's drive.





Property Information

Services All mains services are connected to the property.

Local Authority & Council Tax Band Cheltenham Borough Council 01242 262626

Tax Band F

Tenure Leasehold 999 years

Service Charge £14,577.24 (2023/24)

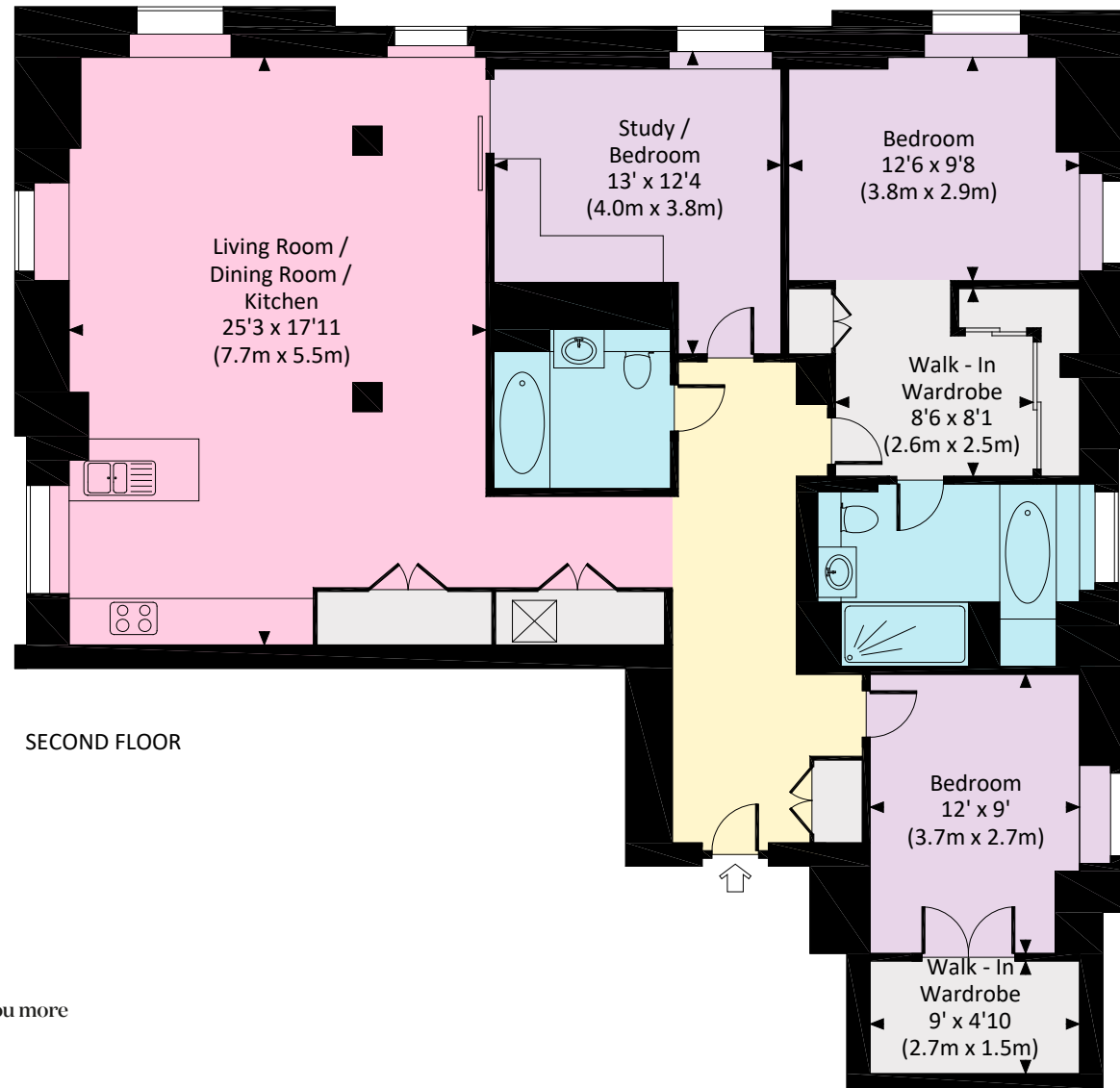
Ground Rent £450



Approximate Gross Internal Floor Area

Total Area: 125.5 sq.m / 1,350 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



SECOND FLOOR

Knight Frank Cheltenham
123 Promenade, Cheltenham
Gloucestershire
GL50 1NW
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Harry Bethell
01242 246 959
harry.bethell@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated January 2024. Photographs and videos dated January 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing_help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.