



46E The Broad Walk, Imperial Square, Cheltenham, GL50 1QG

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# A spacious second floor apartment for sale on The Broad Walk, Imperial Square.

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## Description

A stunning apartment with views over Imperial Gardens, renowned for their magnificent floral displays. Situated just off the Promenade, one of the finest boulevards in England, the apartment enjoys all the benefits of town living. The apartment benefits from smart communal gardens, lift access and secure underground parking.

Entering this impressive apartment there is a spacious reception hall creating a fabulous first impression. Double doors lead through to the beautifully light reception room, which has three full length modern sash windows with direct views over Imperial Gardens. The reception room incorporates a spacious sitting area and dining area.

Also off the entrance hall is a kitchen with floor to ceiling units and integrated appliances.

The light and airy master bedroom benefits from ample built-in wardrobes and a luxurious en suite bathroom. The second bedroom is also spacious with built-in wardrobes. The apartment is completed by a separate bathroom and useful utility room.

There is parking for one car in the secure underground car park, residents permit parking is also available on the road and there is lift access. Lease length 999 years from 1996. Service charge for 2024 - £3,219.20









## Location

The Broad Walk is situated off the famous Promenade overlooking Montpellier Gardens and is one of Cheltenham's most sought after locations. In Montpellier there is a variety of individual boutiques, restaurants and wine bars. Cheltenham Ladies College is just 350 yards away and Cheltenham College 700 yards.

Cheltenham is famed as one of the most complete Regency towns in England and historically the original and most fashionable spa.

Less than a hundred miles from London it nestles beautifully between the Cotswold Hills and the Wye Valley, and is home to numerous prestigious schools including Cheltenham College, Cheltenham Ladies College, Dean Close and Pates Grammar.

Now a highly sought after place to live the town is well known for its grand houses set amongst formal avenues and beautiful garden squares. Whilst famed for hosting a number of festivals to include the Food, Jazz, Literature and Science festivals, undoubtedly for many more, the highlight of the year is the annual racing festival culminating with the Cheltenham Gold Cup, the blue riband event of the national hunt calendar, and an attraction that draws the public to the town year after year.

## Property Information

**Services** All mains services are connected to the property.

**Local Authority** Cheltenham Borough Council 01242 262626

**Council Tax Band** G

**Tenure** Share of Freehold

**EPC** C

**Guide Price** £650,000





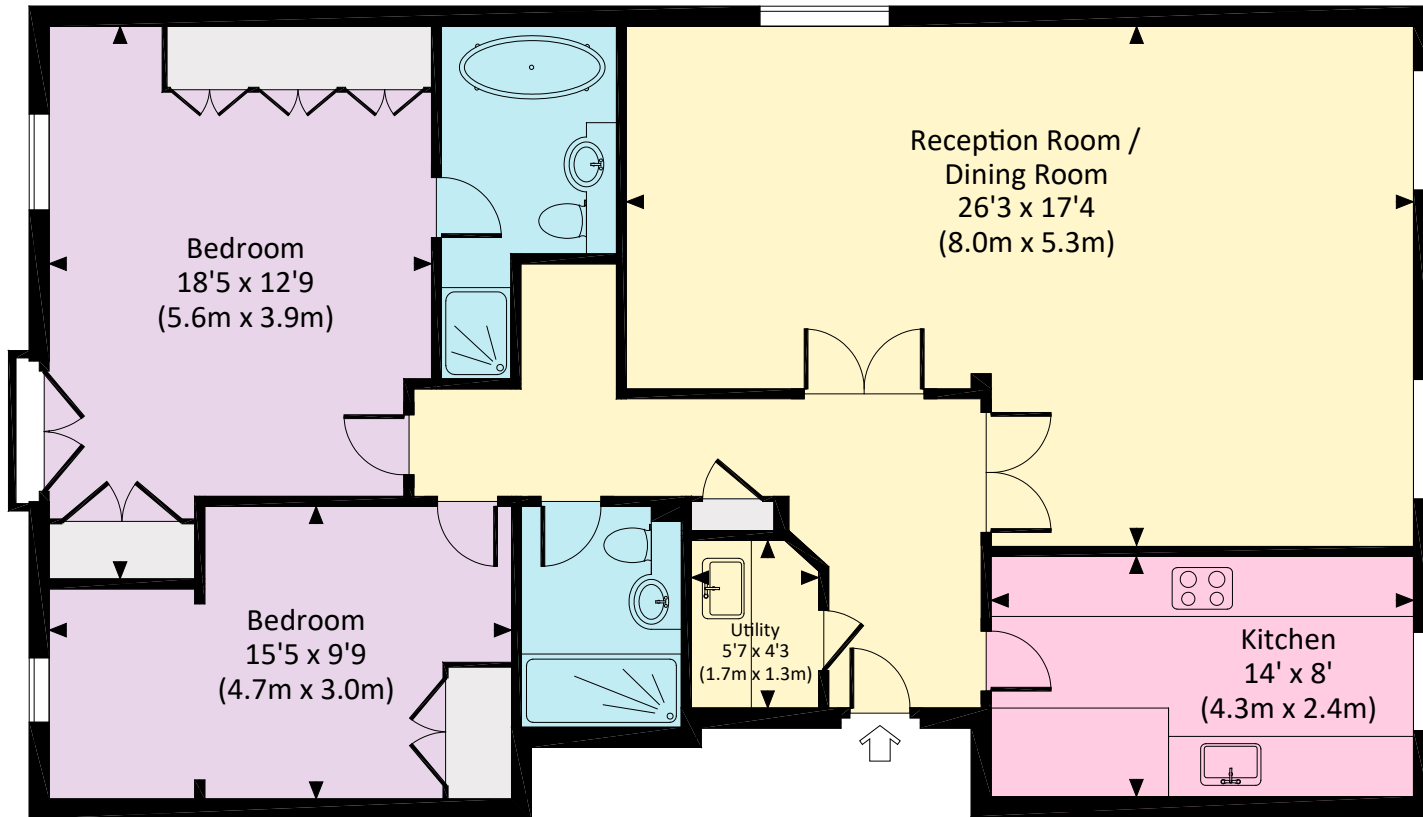




## Approximate Gross Internal Floor Area

Total Area: 104.7 sq.m / 1,126 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

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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.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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