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Taylor & Fletcher



Flat 6 Prestbury Manor, Southam Road
Prestbury, Cheltenham, GL52 3NQ
Auction Guide £250,000



Flat 6 Prestbury Manor, Southam Road

Prestbury, Cheltenham, GL52 3NQ

A substantial 2 bed first floor apartment within an impressive Grade II Listed Building set within communal gardens and grounds with views across to Cleeve Hill. For Sale by Public Auction on Wednesday 12th June 2024.

FOR SALE BY PUBLIC AUCTION

To be held at the Tayler & Fletcher North Cotswold Sale Room, Lansdowne, Bourton-on-the-Water, Gloucestershire, GL54 2AR on Wednesday 12th June 2024 at 6pm precisely. The turning to the Sale Room is diagonally opposite the Tayler & Fletcher office signposted Royal British Legion (along the driveway past Bourton Land Rover).

LOCATION

The apartment is set within Prestbury Manor House in a rural setting on the edge of Prestbury with a lovely outlook towards Cleeve Hill and the Cotswold escarpment. Prestbury provides shops and facilities for everyday needs, while the regions major commercial and cultural centre of Cheltenham is approximately 3 miles. (centre of town). Cheltenham provides a comprehensive range of services and amenities with excellent shopping including most of the nation's largest retailers and restaurants. It is also home to Prestbury Racecourse, Cinemas and the Everyman Theatre and also major festivals including the annual literature, jazz, science and cricket festivals. There are also main line rail services. The surrounding Cotswolds provide for a comprehensive range of rural leisure pursuits and there is immediate access to local footpaths and bridleways.

DESCRIPTION

Flat 6 Prestbury Manor House comprises a substantial first floor apartment with a delightful view to the front of the property overlooking the communal gardens and grounds across to Cleeve Hill. The property comprises a well appointed and substantial first floor apartment comprising part of an impressive Grade II Listed building and retaining many original features of the original building. The property benefits from a large central hall, fitted kitchen, large principal reception room with lovely aspect to the front of the building, two double bedrooms and a bathroom. In addition to

the beautiful communal gardens and grounds there is a private parking, a covered carport and storage area.

Approach

Ornate cut stone entrance and solid Oak door to:

Communal Hall and Stairs

With ornate stairs with barley twist balustrade and hand rail leading to the first floor and in turn leading to the private front door to number 6 leading to:

Reception Hall

With wall light point, part ornate timber-clad walls and two archways interconnecting to the:

Central Hall

With a pair of deep sashed windows to the side elevation, decorative covered radiator, ornate mirror, two wall light points and painted timber door to:

Bathroom

With panelled bath with chrome mixer tap, wall mounted handset shower attachment and glazed shower screen, wall mounted oval wash hand basin, low-level WC and part-tiled walls.

From the hall, door connects through to:

Inner Hall

With recess with inset mirror with decorative timber work surrounding and built-in pine cupboard housing the electricity fuse box. Solid timber door to:

Kitchen

With fitted kitchen comprising sink unit with chrome mixer tap with built-in cupboards below with built-in Bosch washer/drier, built-in Bosch slimline dishwasher and built-in refrigerator. A range of eye-level cupboards, further matching worktop with four ring Bosch hob with built-in Bosh oven/grill below with built-in cupboards and drawers to either side. Eye-level display shelving and wall mounted Vaillant gas-fired





central heating boiler and sash window to side elevation.

From the inner hall, solid pine door to the:

Sitting/ Dining Room

With cut stone fire surround and mantelpiece with mirror over, triple sash window to front elevation, picture rail, detailed ceiling cornice and four wall light points.

From the main hall, solid timber door to:

Bedroom 1

With double sash window with shutters to front elevation, recess and two wall light points for bed position, ornate ceiling cornice and plasterwork and covered radiator.

From the hall, painted timber door to:

Bedroom 2

With casement window to side elevation with window shutters, ornate covered radiator and wall light point.

GENERAL REMARKS & INFORMATION

VIEWING

Strictly by prior appointment via our Bourton-on-the-Water Office. Tel: 01451 820913.

TENURE & POSSESSION

Leasehold with Vacant possession upon completion.

The property has a 125 year lease with approximately 95 years remaining. There is a Service Charge or circa £200 per month (£2,400 per annum). There is also a Peppercorn Ground Rent. Full details for both the Ground Rent and Service Charge will be provided within the Auction Legal Pack.

SERVICES

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

LOCAL AUTHORITY

Cheltenham Borough Council, Municipal Offices, Promenade, Cheltenham GL50 9SA (Tel: 01242 262626) www.cheltenham.gov.uk

COUNCIL TAX

Council Tax band D. Rate Payable for 2024/ 2025: £2,181.03

SPECIAL CONDITIONS

These will be available from the Vendor's Solicitors offices fourteen days prior to the

Auction Sale. They will not be read out at the Auction. It will be assumed that the purchaser has bid with full knowledge of such conditions of sale whether in fact he or she has inspected the same or not.

RESERVE PRICE

The property will be offered for sale subject to an undisclosed Reserve and the Vendors retain the right for the Auctioneers to bid on their behalf up to the Reserve Price. The Vendors also reserve the right to sell or withdraw the property prior to auction.

ANTI MONEY LAUNDERING

The successful purchaser will be required to provide proof of identity to satisfy the Money Laundering Regulations. This will need to be a proof of address (utility bill no older than three months or council tax bill for the current period) and photographic ID (driving licence or passport).

COMPLETION

On the fall of the hammer, the purchaser will be required to sign the contract in the sale room and pay ten percent deposit by cheque or bankers draft (not cash). Completion will be 28 days thereafter or earlier by mutual agreement, when the balance of purchase monies are due.

ADMINISTRATION FEE

The successful purchaser will be liable for an administration charge of £1,000 plus VAT, payable to Tayler & Fletcher.

VENDOR'S SOLICITOR

Kendall & Davies, Station Road, Bourton-on-the-Water, Gloucestershire GL54 2AA (Mrs Marie Bannister)

E: marie.bannister@kandallanddavies.co.uk T: 01451 820277 (office)

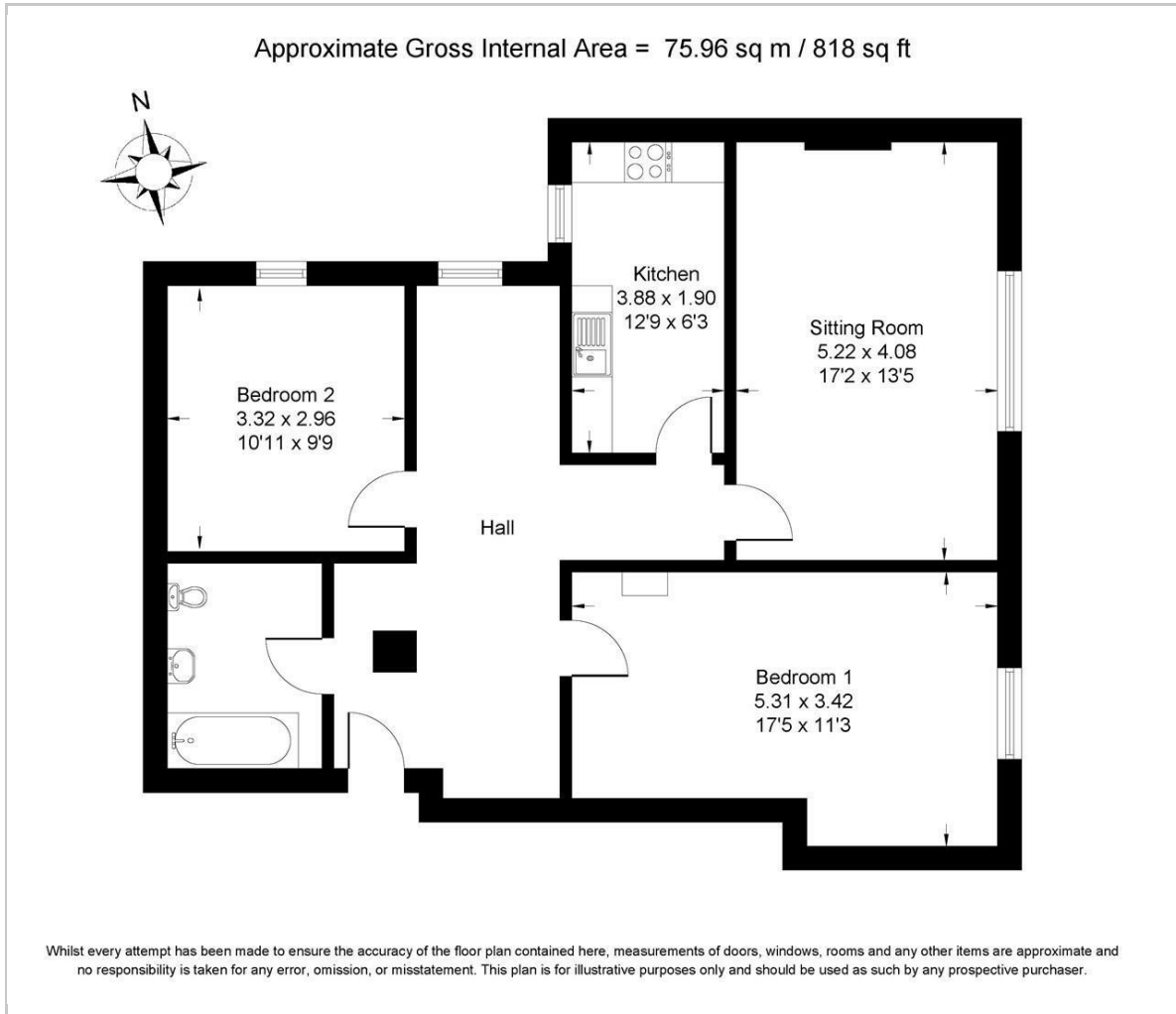
DIRECTIONS

From the centre of Cheltenham take the B4362 towards Prestbury and Broadway. After passing Mill Street, the entrance to the driveway leading to Prestbury Manor will be found on the left hand side.

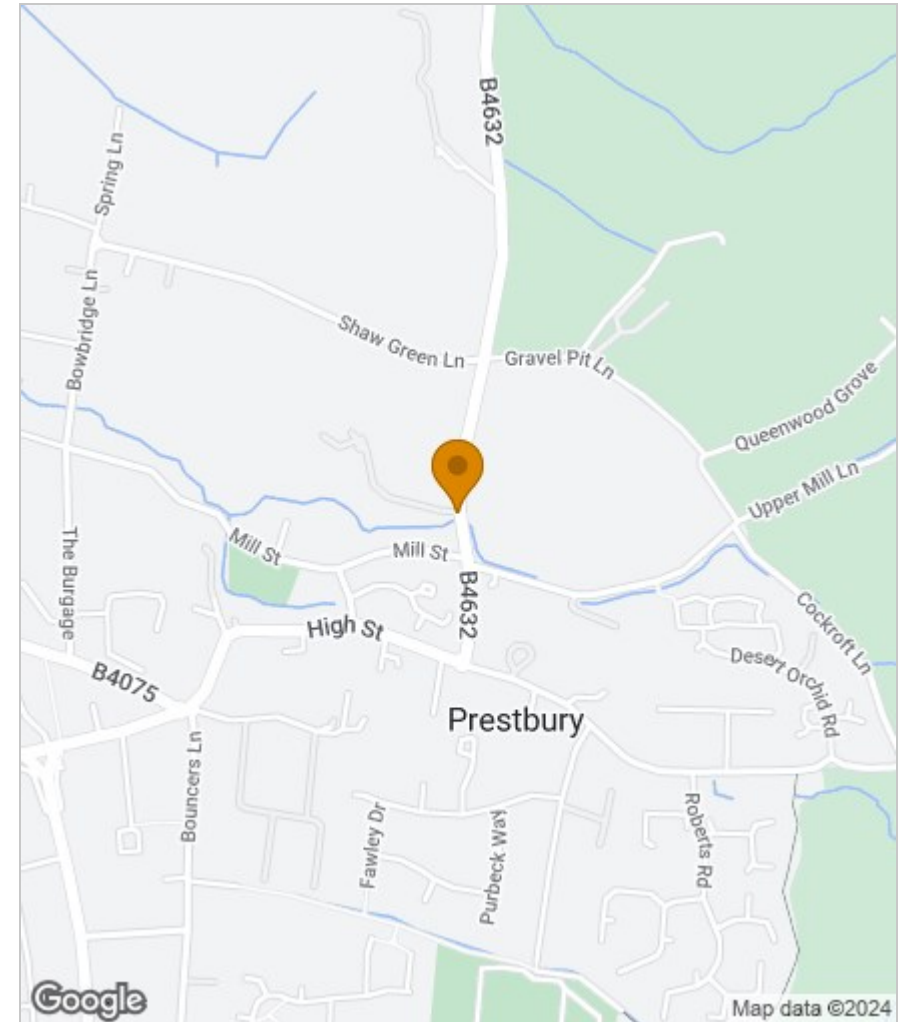
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Floor Plan



Area Map



Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

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