

**CR**  
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Residential

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- SPACIOUS SECOND FLOOR APARTMENT
- OPEN PLAN KITCHEN-SITTING-DINING
- TWO DOUBLE BEDROOMS
- EN SUITE TO MASTER BEDROOM
- COMMUNAL LIFT LEADING TO ALL FLOORS
- SET WITHIN THE HEART OF TOWN CENTRE

Guide Price £230,000

**Prince Regent Mews**  
**Cheltenham Town Centre**  
**GL52 2AQ**

## Prince Regent Mews, Cheltenham Town Centre, GL52 2AQ

Positioned within the heart of Cheltenham town centre is this two double bedroom upper floor apartment set within an attractive Crest Nicholson development accessed via electric gates. Built in a regency style in 2016, this apartment is still within its 10-year NHBC guarantee.

The beautifully presented apartment is accessed from the communal area which includes a lift and sensor lighting. Positioned within the west side of the development this property benefits views up and down Winchcombe Street.

The accommodation benefits entrance hall offering a wall-mounted entry phone and double storage cupboard.

The spacious open plan kitchen-living-dining room offers a light and airy feel with dual aspect windows and inset ceiling spotlights. The living room benefits carpeted flooring, and the kitchen comprises wooden laminate flooring, a range of wall and base units, worktop, sink unit with mixer tap and a range of fitted appliances to include a dishwasher, tall fridge freezer, oven, gas hob, and integral hood.

Both bedrooms offer a good size double with carpeted flooring. Bedroom one further benefits double fitted wardrobe with smoked mirror sliding doors and ensuite comprising wooden laminate flooring, part tiled walls, heated towel rail, shaver/charger point, WC, basin, and walk-in shower enclosure.

Off the entrance hall, the bathroom offers wood laminate flooring, majority tiled walls, heated towel rail, shaver/charger point, useful storage ledge, WC, basin, and bath with shower over.

Further benefits to this ideal first-time buy, bolthole or investment purchase include gas and electric smart meters, super-fast internet speed and central location.



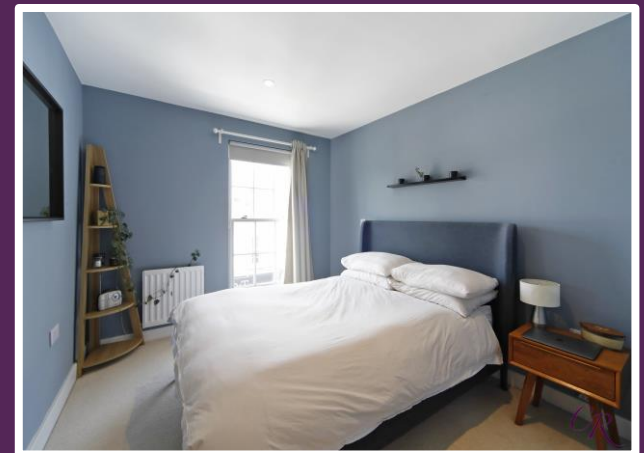
*Passionate About Property...*

Tenure: Leasehold  
Lease Length: 117 Years  
Service Charge: £3,000 Per Annum (Approximately)  
Service Charge Review Period: Annually  
Ground Rent: £500 Per Annum  
Ground Rent Review Period: Annually

Cheltenham offers easy access to the A40 and M5 motorways and is equidistant from Bristol and Birmingham, with good north-south high-speed rail links. The town itself is a beautiful Regency Spa, famous for its many festivals including Literature, Music, Science, Jazz, and the legendary National Hunt racing festival, The Cheltenham Gold Cup. The town centre boasts a variety of local and high street shops, eateries, bars, and art galleries attracting visitors from far and wide.

All information regarding the property details, including its position on Leasehold, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

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## PRINCE REGENT MEWS, WINCHCOMBE STREET

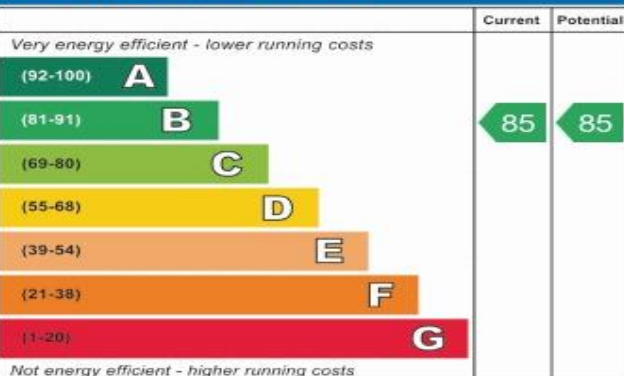
Approx. gross internal area  
774 Sq Ft. / 71.9 Sq M.



SECOND FLOOR

All measurements are approximate and for guidance and illustrative purposes only.  
Floor Plan not to scale and completed by a RICS surveyor.

### Energy Efficiency Rating



England, Scotland & Wales

EU Directive  
2002/91/EC

