

FLAT A, SELBY LODGE  
CAMBRAY PLACE

CHELTENHAM, GLOUCESTERSHIRE, GL50 1JN





An outstanding two-bedroom, two-bathroom Grade II Listed lower ground floor apartment with private entrance and allocated off-road parking, enviably situated in the heart of Cheltenham.

Forming part of Selby Lodge, a charming detached villa, this beautifully presented apartment offers a rare combination of town centre convenience and remarkable peace and quiet.

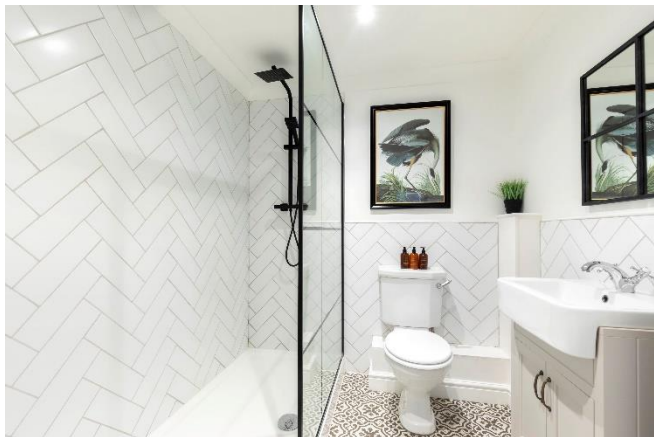
Accessed via its own private entrance, the property enjoys an excellent degree of privacy and independence, together with the added benefit of allocated off-road parking - an increasingly valuable asset in such a prime central location.

The accommodation has been recently upgraded throughout and is offered in very good decorative order, successfully blending contemporary comfort with the character and charm expected of a period building. The well-balanced layout comprises two generous double bedrooms, one of which benefits from an en-suite shower room, whilst the second is served by the principal bathroom, making the apartment ideally suited to owner-occupiers, guests, sharers or tenants alike.

Selby Lodge occupies a highly sought-after central position, discreetly tucked away from passing traffic and noise, creating an unexpectedly tranquil setting just a short stroll from Cheltenham's excellent range of amenities, boutiques, restaurants, bars and cultural attractions.

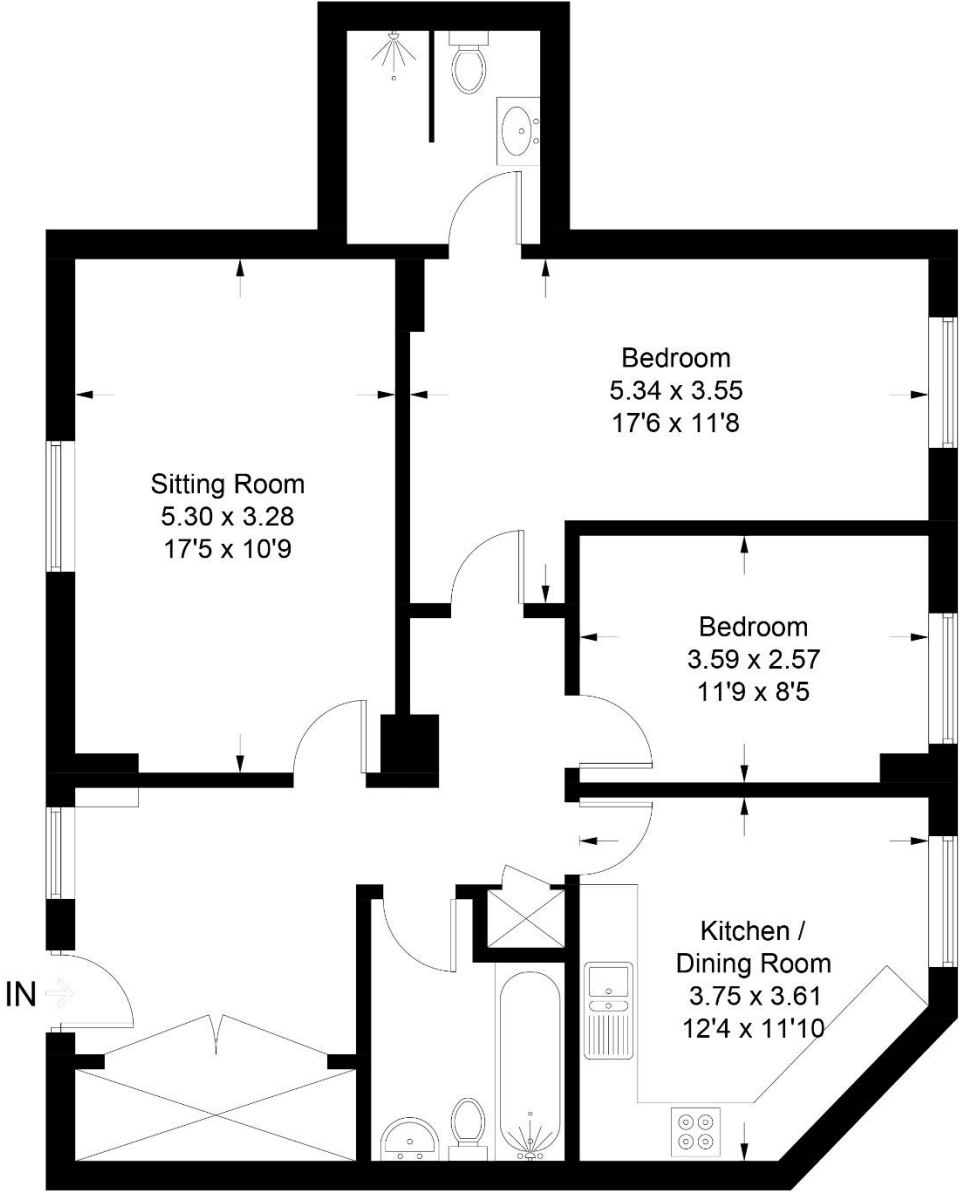
Given its exceptional location, private access, parking provision and attractive turnkey condition, the apartment represents an excellent investment opportunity, second home or stylish permanent residence.





# Apartment A Selby Lodge

Approximate Gross Internal Area = 85.4 sq m / 919 sq ft



## Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1296022)



#### **GENERAL INFORMATION**

Mains water, electricity, gas and drainage are connected to the property.

#### **EPC RATING**

C – 75.

#### **COUNCIL TAX**

Cheltenham Borough Council  
Council Tax Band (C) - £2,144.08 (2026/2027).

#### **TENURE**

Leasehold.  
999 years from 2001 (974 years remaining).

#### **SERVICE CHARGE**

£1,507.02pa.

#### **VIEWINGS**

Strictly by prior appointment through  
Charles Lear & Co. on  
01242 222722

#### **Charles Lear & Co.**

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