

46c THE BROADWALK

CHELTENHAM, GLOUCESTERSHIRE, GL50 1QG





Situated on one of Cheltenham's most prestigious roads enjoying a prime position overlooking Imperial Gardens, this impressive first floor apartment forms part of an elegant neo-Regency terrace constructed by Berkeley Homes in the early 1990s.

Offered in good order throughout, the property benefits from lift access, use of beautifully manicured communal gardens located at the rear of the terrace, subterranean parking for one vehicle and the property is also offered with no onward chain.

Being situated on the first floor the apartment benefits from particularly attractive views over Imperial Square towards the town's Promenade and of note the dining room/third bedroom also has a view of the Queens Hotel garden.

Entering the property, there is a wide reception hall off which are a cloakroom, a useful store cupboard, a separate boiler cupboard and a modern fitted kitchen fitted with a selection of integrated appliances and a large part-shuttered sash window, which provides a lovely view of the gardens and floods the room with light.

The sitting room is particularly spacious being 17' x 14 with high ceilings and the two deep sash windows give the room a welcoming feel. Further accommodation includes the principal bedroom with en-suite shower room, fitted wardrobes and a south facing Juliet balcony, a guest suite, also with fitted wardrobes and an en-suite bathroom and third bedroom/dining room.

The Broadwalk occupies a prime position within one of the town's most sought after districts offering convenient access to an excellent selection of bars, cafés and restaurants including Brasserie Blanc, The Ivy, 131 and the popular Montpellier Wine Bar. The Promenade and High Street are also within easy reach offering an eclectic variety of independent boutiques and well known national retailers.

Renowned schools including Cheltenham Ladies College and Cheltenham College, are both within walking distance.

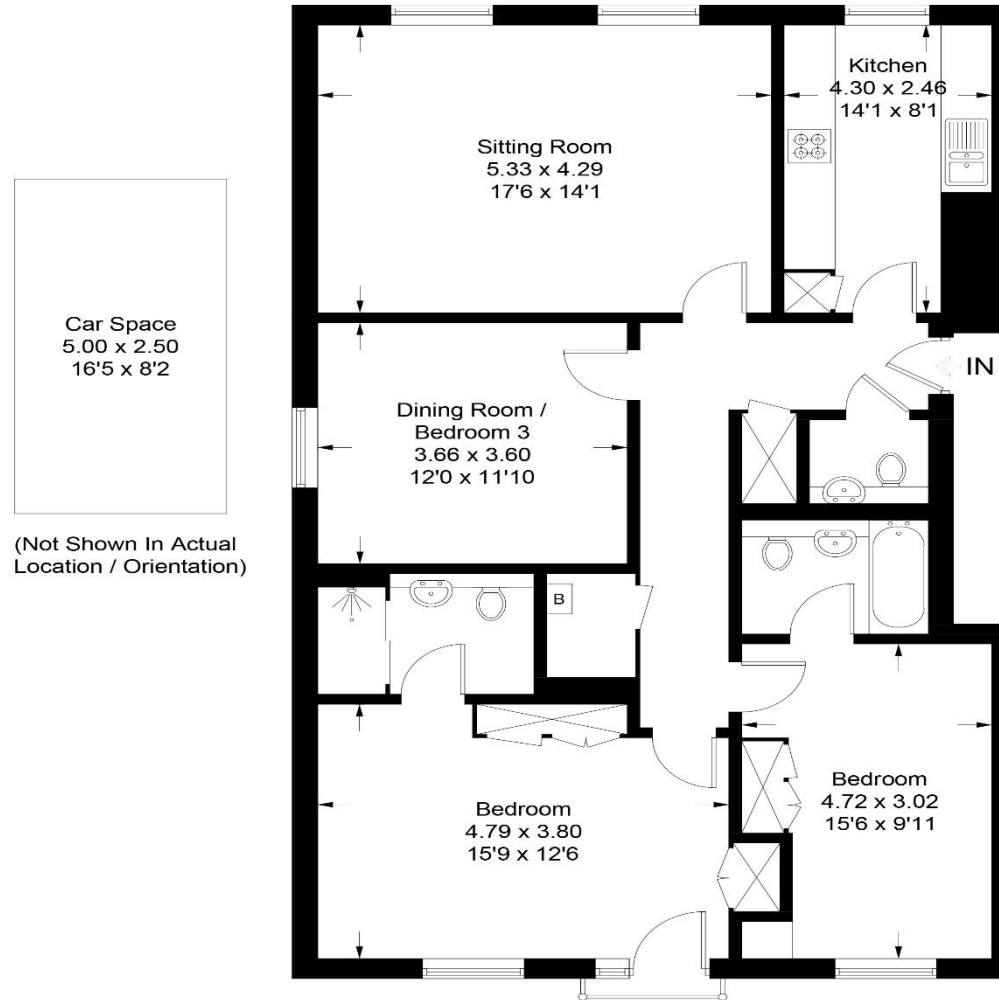
The property is also conveniently placed for commuters with access to the A40 to the Cotswolds, Oxford & London, the M5 motorway J11 and Cheltenham Spa railway station are all within a 15 minute drive providing excellent road and rail connections to major destinations.





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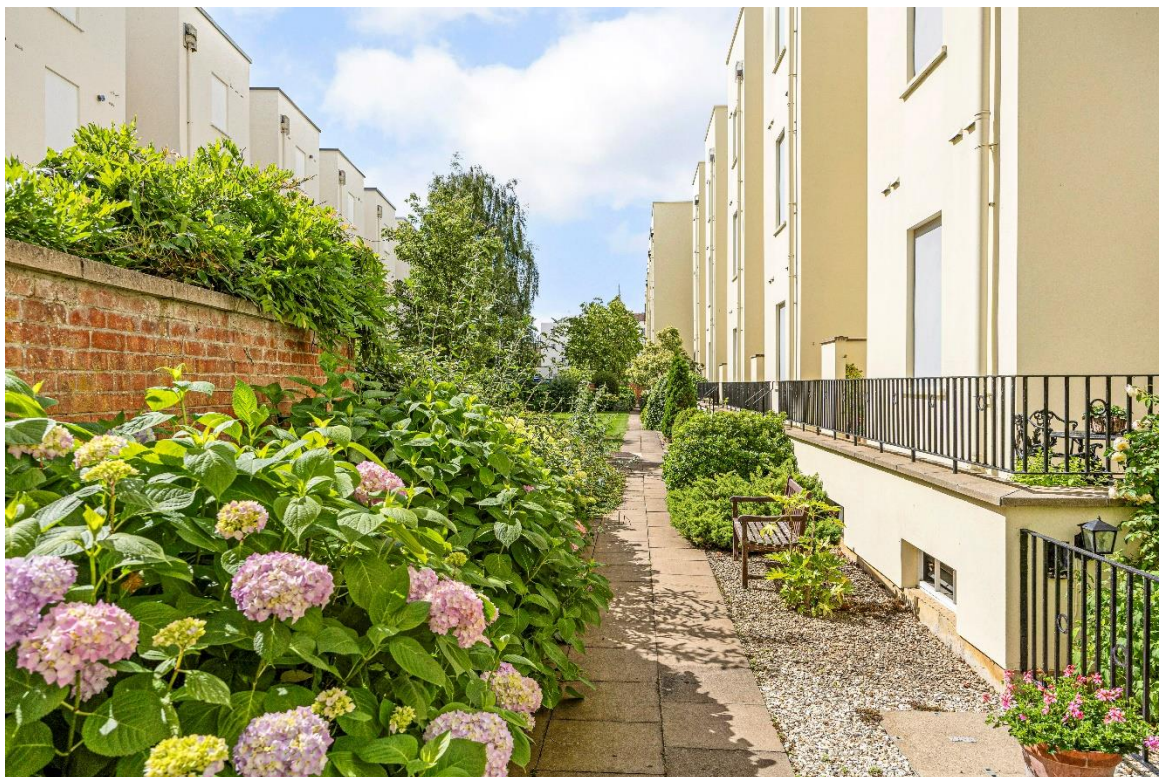
Approximate Gross Internal Area = 107.5 sq m / 1157 sq ft
(Excluding Car Space)



(Not Shown In Actual
Location / Orientation)

First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1307784)



GENERAL INFORMATION

Mains water, gas and electric are connected to the property.
The property is Leasehold with a share of the Freehold, lease term 999 years with 968 years remaining.

Service charge: £3444.54

Managing Agents: ASH Cheltenham 01242 255242

COUNCIL TAX BAND:

CHELTENHAM BOROUGH COUNCIL 01242 262626

Band (G) - £3,926.91 p.a. 2026/2027.

EPC RATING:

Present: B - 82

Potential: B - 82

PRICE

£675,000

VIEWINGS

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

Charles Lear & Co.

103 Promenade | Cheltenham | Gloucestershire | GL50 1NW

+44 (0)1242 222722 | sales@charleslear.co.uk | charleslear.co.uk



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