

QUEENS PARADE,  
CHELTENHAM, GL50 3BB





Occupying a raised ground floor position within a handsome Regency-inspired building overlooking Queens Parade, this elegant lateral apartment extends to approximately 1,226 sq ft and combines impressive proportions with a high-quality contemporary finish. The property further benefits from lift access, secure underground parking, a private balcony, and well-maintained communal areas, all within a short stroll of Imperial Square, Montpellier, and the town centre.

A welcoming entrance hall forms the spine of the apartment, connecting the principal accommodation. The reception room is undoubtedly the focal point of the property, measuring in excess of 22 ft and enjoying exceptional ceiling heights, tall arched windows, and an abundance of natural light. Generous in scale, it provides ample space for both formal seating and dining, creating an elegant setting for both everyday living and entertaining.

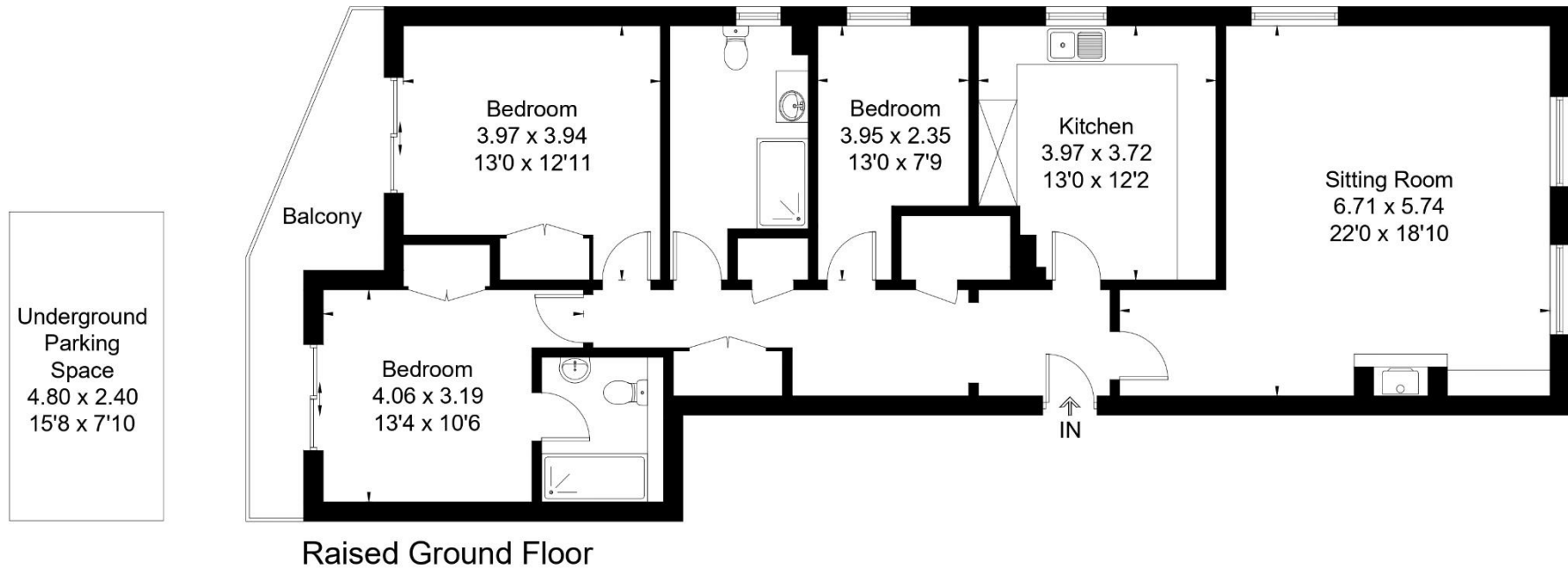
The kitchen has been thoughtfully arranged with an extensive range of fitted cabinetry, integrated appliances, offering both practicality and a sociable layout. The bedroom accommodation is arranged across three well-proportioned rooms. The principal shower room serves the apartment, whilst the second bedroom benefits from an adjoining en suite shower room. The configuration provides a high degree of flexibility, whether for family life, visiting guests, or a dedicated study.

Queens Parade occupies an enviable position between Imperial Square and Montpellier, placing Cheltenham's renowned restaurants, cafés, boutiques, and cultural attractions within easy reach. Montpellier Gardens and Imperial Gardens are both just moments away, providing attractive green spaces at the heart of the town, whilst the Promenade and the wider amenities of central Cheltenham are all within a short stroll. As such, the apartment enjoys the rare combination of a peaceful setting and immediate access to the very best the town has to offer.





Approximate Floor Area = 113.9 sq m / 1226 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #103896



#### **GENERAL INFORMATION**

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

#### **COUNCIL TAX BAND**

D

#### **EPC RATING**

C

#### **TENURE**

Leasehold with Share of Freehold  
(959 years remaining on the underlying lease)

#### **SERVICE CHARGE**

£3,444 per annum

#### **VIEWINGS**

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

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

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