

HUNTERS®

HERE TO GET *you* THERE



'The Residence' Grosvenor Street

Cheltenham, GL52 2SG

Guide Price £245,000



Council Tax: A



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Welcome to 'The Residence', an impressive Grade II listed town centre terrace within which, this fine first floor luxury two bedroom apartment is situated, complete with off road parking and a long 999-year lease (996 years remaining), and a very low 'peppercorn' ground rent (effectively no ground rent).

This lovely home will be an ideal first buy, a perfect apartment for local professionals or a very secure 'lock up and leave' pied de terre. The property will also be attractive to buy-to-let rental investors due to the low running costs, modern heating and lighting systems and the unbeatable access to central Cheltenham.

The Residence is located in the heart of Cheltenham Town with easy pedestrian access to all the shopping, leisure and sporting facilities and has recently been completely restored and revived into a prestigious set of buildings with attractive entrances, beautifully appointed communal areas and all the apartments have been fully refurbished to meet stringent modern new-build requirements in an authentic period setting.

The accommodation includes:

The ornate staircase leading from the ground floor leads to the entrance door. The well fitted kitchen and bathroom face the rear of the apartment with the two double bedrooms facing the front elevation. From each bedroom, the occupier can access a small balcony area. Central to the property is a generous 12'8" x 10'11" living room.

Cheltenham is host to a seemingly endless choice of cafes, restaurants, bars and entertainment centres. There are two thriving theatres, two multi-screen cinemas and a choice of leisure parks and sports centres. Cheltenham also boasts of an annual diary filled with festivals including food, jazz, literature, music, science festivals and many more. There is always something to do, and this apartment is in the centre of it all. Highly recommended.

Offered for sale with no onward chain.

All viewings are by appointment only.

Tel: 01242 528500

- Beautiful Georgian Grade II Two Bedroom Refurbished Flat
- Private Allocated Off Road Parking
- Modern Kitchen & Bathroom
- Ideal First Buy or Lucrative Rental Investment
- Council Tax Band A | Energy Rating (EPC) E
- Outstanding 999 Year Lease - With 996 Years Remaining
- A Peppercorn Ground Rent (effectively no ground rent)
- Fully Refurbished Communal Areas
- Two-minute Walk to Cheltenham's High Street
- NO ONWARD CHAIN

Room Sizes

Living Room

12'8" x 10'11" max (3.88 x 3.35 max)

Kitchen

9'0" x 8'11" (2.76 x 2.72)

Bedroom One

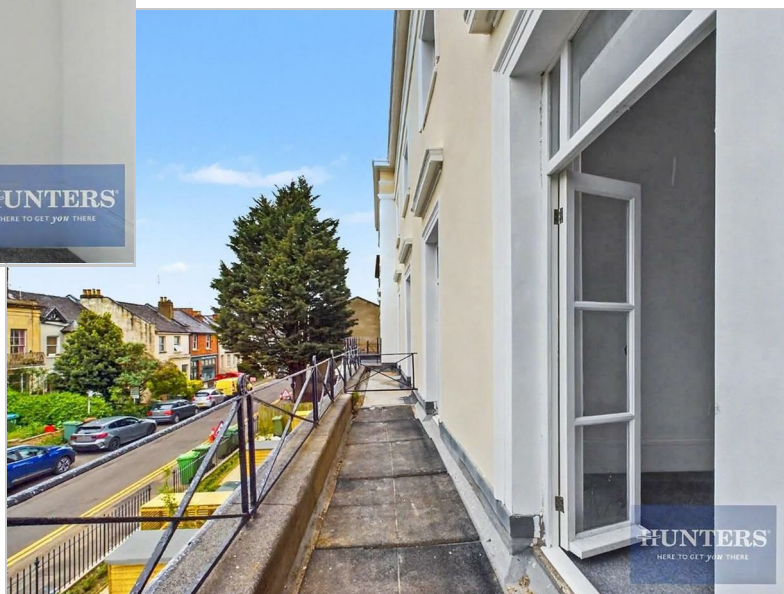
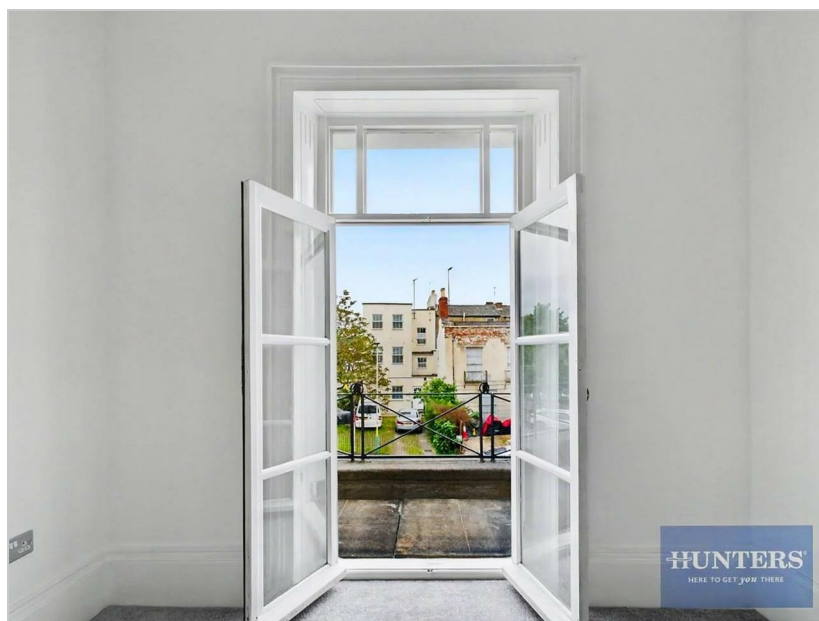
13'10" x 9'7" (4.22 x 2.94)

Bedroom Two

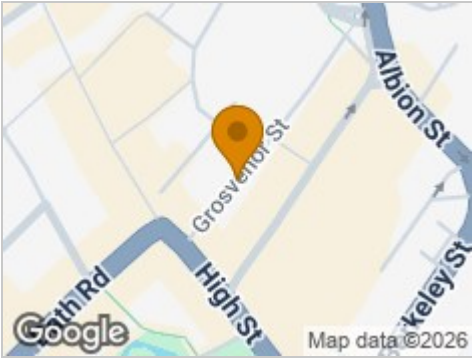
13'10" x 9'4" (max) (4.23 x 2.85 (max))

Bathroom

8'4" x 4'3" (2.55 x 1.32)



Road Map



Hybrid Map



Terrain Map

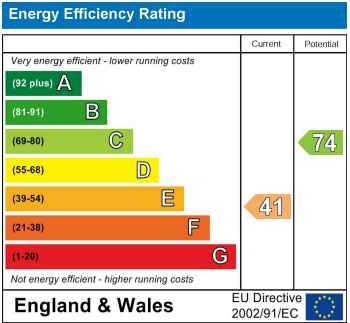


Floor Plan



Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.