# Rivershill Street
# Cheltenham

RIVERSHILL

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• A stunning luxury apartment in the heart of Cheltenham •
• Large double bedroom • Modern shower room •
• Open plan kitchen, dining & living space •
• Gym access • Prime location • •
• Private allocated off street parking • Short walk to town centre •

# A stunning luxury apartment in the heart of Cheltenham

**In summary,** a stunning spacious luxury apartment in the heart of Cheltenham. The property has one large double bedroom, a modern shower room, large open plan kitchen, dining and lounge area - perfect for relaxing and entertaining, private terrace & access to an amazing on-site gym. The apartment benefits from an off street private allocated parking space. The property is perfectly located, moments from the town centre, Montpellier Park, Honeybourne Way and the train station.

**Vendors' comments** *"A lovely quiet place to live. The location of the apartment is perfect, being so close to town, walking to Montpellier for a coffee and near the local parks and amenities. The use of the fitness suite and having an allocated parking space is terrific."*

The **entrance hall** welcomes you into this beautiful apartment with space for your coats and shoes with wood effect flooring along the hallway leading you to the shower room, bedroom and open plan kitchen, dining & living space.

**The open plan kitchen, dining and lounge** is a beautiful space and benefits from two floor to ceiling windows and a glass door for direct access to the outside private terrace. This bright spacious area has wood effect flooring. The lovely **modern kitchen** has an integrated fridge freezer, Neff cooker & hob and an integrated Neff dishwasher, with worktop space. The large open plan area has enough space for a dining table and a sofa and chair.

The spacious **shower room** is located off the entrance hall. This generous sized room benefits from a clean modern design and includes a walk-in shower cubicle with integrated shower, a towel radiator, floor to ceiling tiles and a large window for lots of natural light. It has a modern off the floor white basin with storage unit and WC. There is a large airing cupboard which also houses the water boiler.

The **double bedroom** is a delightful, spacious bedroom with a glass door to access the private terrace and attract lots of natural light. This relaxing room has carpeted flooring and a radiator.

**Property age:** 2021 approx renovation

**Sq ft size:** approx 656 square feet

**Tenure - Leasehold:** 995 approx years

**Ground rent:** £141.33 per annum.

**Service charge:** £200.00 per month.

**Heating source:** Electricity.

**Management company:** Cambray.

**Additional:**
Full length rolling blinds fitted.
Private allocated parking space.
Use of on-site fitness suite.

## LOCATION:

**Perfectly situated in the heart of Cheltenham**

The attractive Regency town of Cheltenham offers a wealth of amenities including local independent shops, bustling local markets and recreational facilities. The town's thriving community provides a diverse array of boutique and antique shops, independent tea rooms and coffee shops.
The popular Regency town offers an incredible social scene to rival London with fabulous Michelin starred restaurants and exclusive bars.
Cheltenham is home to world-renowned festivals including annual horse racing culminating in the Cheltenham Gold Cup along with the Science Festival, the Literary Festival and the Jazz Festival.
The wonderful Everyman theatre hosts a variety of superb shows, plays, musicals and Christmas Pantomimes and is one of the town's three theatres.
Cheltenham boasts plenty of outside space including parks, leisure facilities, golf courses and beautiful walks on the Cotswold Way. Nestled perfectly between the Cotswold Hills and the Wye Valley with the scenic Royal Forest of Dean a short drive away. Cheltenham is home to a collection of prestigious schools including Cheltenham College, Dean Close, Cheltenham Ladies College and Pates Grammar.

DIRECT TRAINS TO LONDON PADDINGTON
BRISTOL, BATH, BIRMINGHAM
DIRECT ACESS TO M5
BROADWAY - 10 MILES
STOW-ON-THE-WOLD - 19 MILES
THE ROYAL FOREST OF DEAN - 25 MILES
OXFORD - 40 MILES

All distances are approximate

CHEESE

13

FITNESS
SUITE

LifeFitness
LifeFitness
LifeFitness
LifeFitness

FITNESS SUITE
01 - 02
12 - 14
LIFT 1
101 - 102
112 - 114
201 - 202
212 - 214
301 - 302
312 - 314
401 - 403
407

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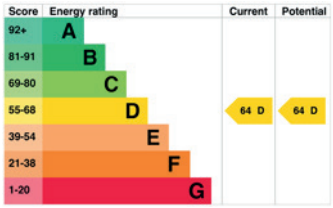


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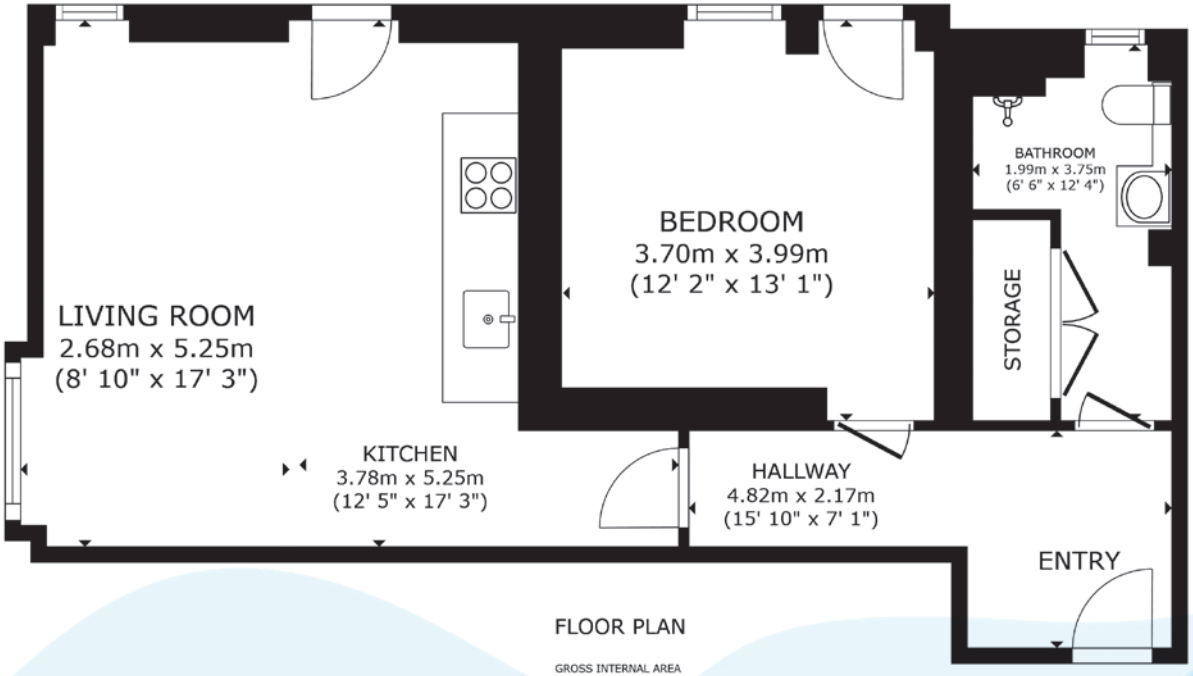


FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 60.9 m² (656 sq.ft.)
TOTAL : 60.9 m² (656 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Apartment 13,
Rivershill Street,
Cheltenham GL50 3FL.
**Asking price £240,000**

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