

18 ASHFIELD HOUSE,

BAYSHILL LANE, BAYSHILL ROAD,
CHELTENHAM, GLOUCESTERSHIRE, GL50 3AX





A well-proportioned three-bedroom, three bath/shower room apartment occupying a particularly quiet position within Ashfield House, one of Cheltenham's landmark residential buildings, just moments from the Promenade.

Set behind electric gates off Bayshill Road, one of the town's finest tree-lined residential roads, Ashfield House enjoys an unusually convenient yet peaceful position. The Promenade is literally moments away, with the town centre, Montpellier and the wider range of shops, restaurants and cafés all within easy reach, while the apartment itself remains pleasantly removed from the hustle and bustle of the town.

Situated on the second floor, the apartment is approached via a secure communal entrance with lift access to all floors. The accommodation is well proportioned throughout and includes a particularly spacious sitting/dining room, a separate kitchen, three bedrooms and three bath/shower rooms. Two of the bedrooms are doubles, providing excellent flexibility for family and guests.

Having remained largely in its original condition since Ashfield House was completed in 1998, the apartment would now benefit from some updating and offers an excellent opportunity to create a contemporary town apartment in an exceptionally well-established and sought-after setting.

The secure gated entrance, allocated parking space and lift access add considerably to its appeal and, together with the remarkably convenient position, make it particularly well suited to those seeking an easy-to-manage lock-up-and-leave property. It would equally lend itself to use as a permanent town residence or a second home.

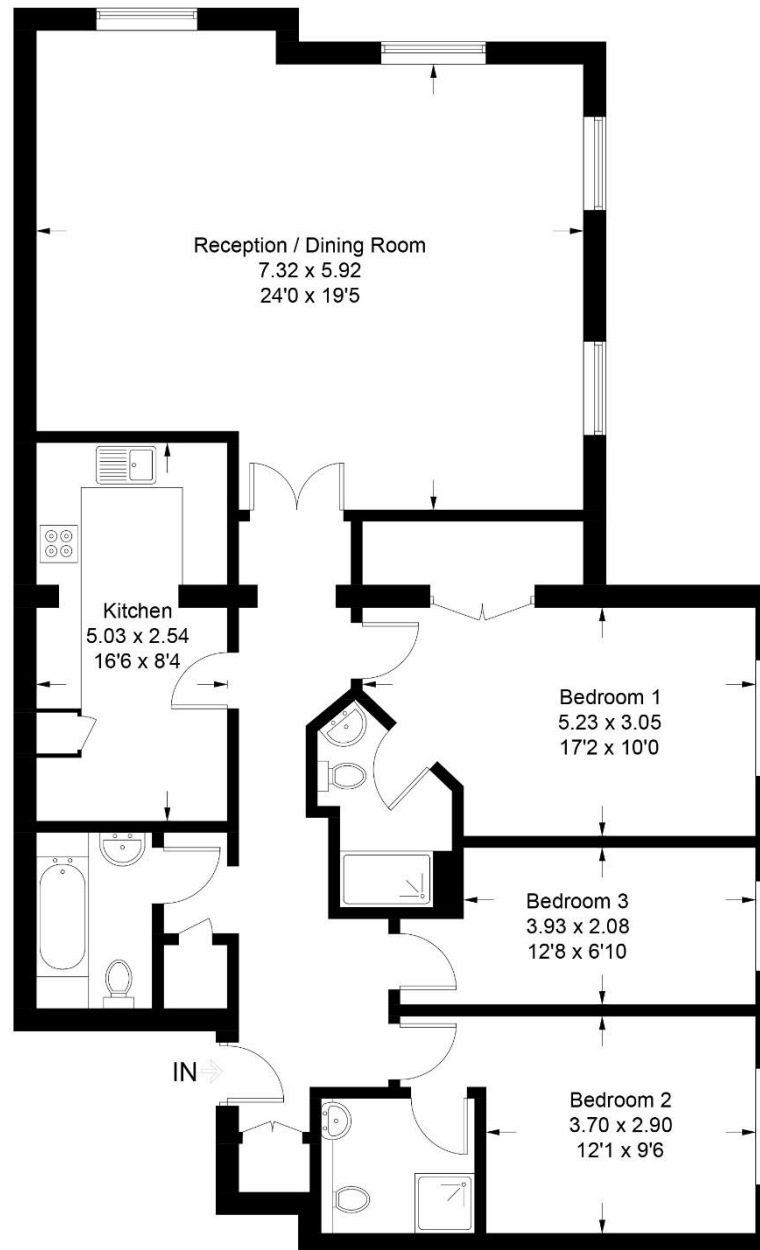
Above all, however, it is the position that sets the apartment apart: a peaceful address on Bayshill Road, quite literally moments from the Promenade and the very heart of Cheltenham.





18 Ashfield House

Approximate Gross Internal Area = 125.8 sq m / 1355 sq ft





GENERAL INFORMATION

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

Pets & Short-Term/Holiday Lettings are not permitted.

EPC RATING

Current – B (78).

Potential – B (82).

COUNCIL TAX

Cheltenham Borough Council

Council Tax Band (E) - £2,879.73 (2026/2027).

TENURE

Leasehold - 999 years from 1998 (971 years remaining).

SERVICE CHARGE

Service Charge - £4,048.76pa.

VIEWINGS

Strictly by prior appointment through

Charles Lear & Co. on

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Charles Lear & Co.

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Charles Lear