



FLAT 11, OSBORNE HOUSE

Cheltenham, GL50 2LL



PERIOD ELEGANCE PRIME LOCATION

An impressive period apartment, ideally positioned between Montpellier and the railway station, benefiting from its own private entrance and garage.

			EPC
2	2	1	D
			Grade II listed

Local Authority: Cheltenham Borough Council
Council Tax band: C
Tenure: Share of Freehold

Guide price: £650,000



OSBORNE HOUSE

Osborne House is a distinguished Grade II listed conversion, set within attractive grounds and located just moments from a wide range of amenities.

The apartment is approached via its own independent entrance and is presented in excellent decorative order throughout. The interiors are particularly light and welcoming, with a number of elegant features that reflect the character of the building.





BEAUTIFULLY BALANCED LIVING SPACE

The accommodation is well balanced and generously proportioned, comprising a superb reception room, a well appointed kitchen, two double bedrooms and two bathrooms.

On entering the property, a striking reception hall creates an immediate sense of space, enhanced by high ceilings and attractive oak flooring which continues into the sitting room. The kitchen is fitted with a range of contemporary cabinetry incorporating integrated appliances. The sitting room is a notable feature, with a wide bay and full height sash windows that draw in an abundance of natural light.

The principal bedroom benefits from fitted wardrobes and an en suite shower room finished with stylish fittings, while the second bedroom is equally well proportioned and versatile and is served by a second shower room.



SECURE, CONVENIENT AND WELL CONNECTED

Externally, residents enjoy access to beautifully maintained communal gardens, together with a secure gated entrance. The property further benefits from a garage, an allocated parking space and additional visitor parking.

Pets allowed with permission from the managing agents.

Situated close to the many amenities Cheltenham offers with Cheltenham Spa Rail Station 0.3 miles and Montpellier a short walk into town. Dean Close School, Cheltenham Ladies' College and Cheltenham College are all within 1 mile of the property.

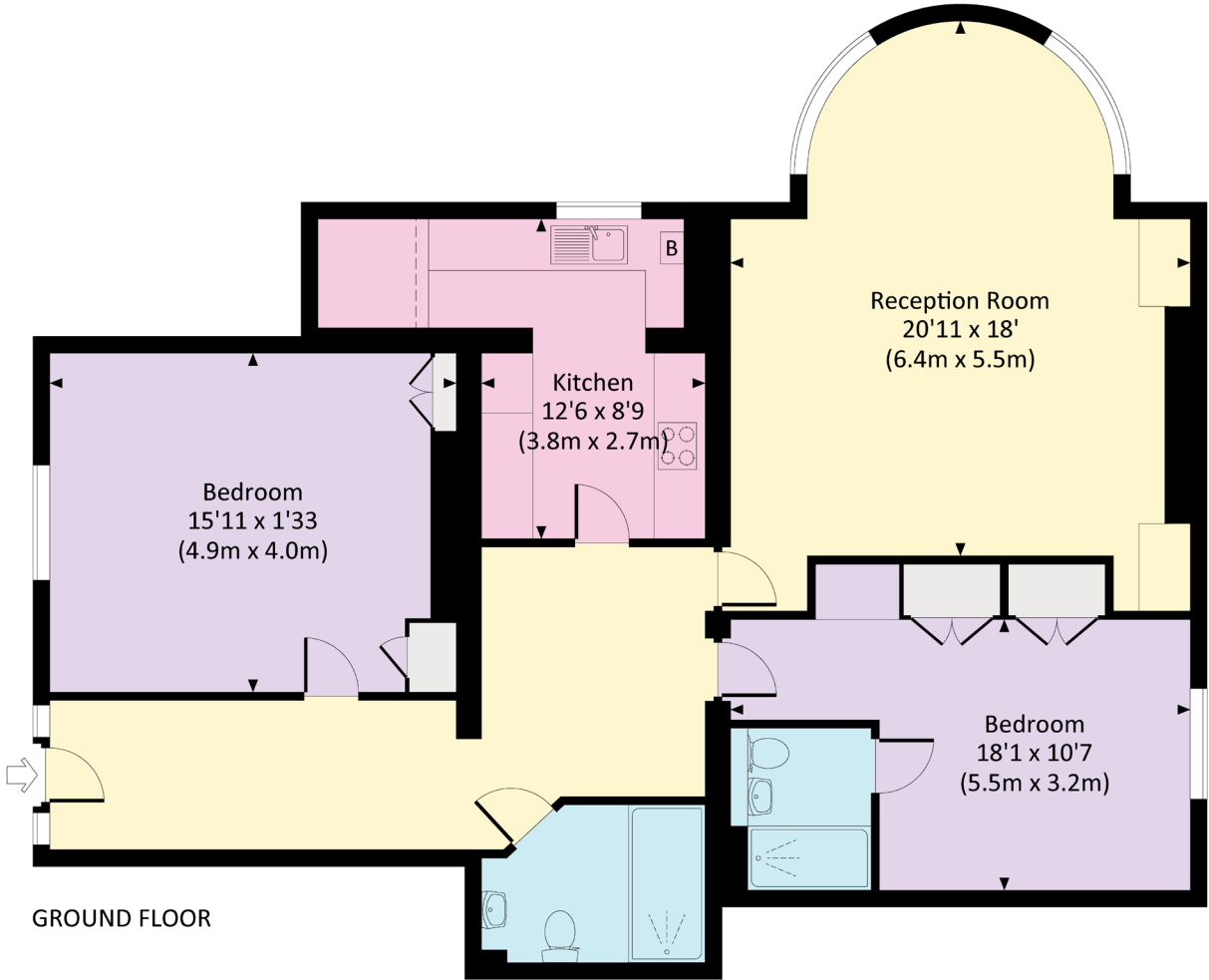
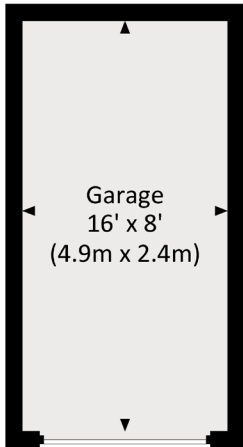
Cheltenham is notorious for attractions and festivals and for fine architecture and famous gardens. Convenient links to centres via the M5, the A419 to Swindon and the M4 and A40 to London.





OSBORNE HOUSE, QUEEN'S ROAD, GL50

Approx. gross internal area 1172 Sq Ft. / 108.9 Sq M.
Approx. gross internal area 1195 Sq Ft. / 111.1 Sq M. Inc. Restricted Height
Approx. gross internal area 1323 Sq Ft. / 122.9 Sq M. Inc. Garage



GROUND FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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