



ROSS BURBIDGE

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Apartment 14, 109 - 111 Bath Road, Cheltenham, GL53  
£450,000

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Please quote: RB1393-Ross Burbidge. One of the final two apartments remaining within this beautifully converted development, ideally positioned between Montpellier and The Suffolks, directly opposite Cheltenham Ladies' College. Accessed via a lift, the apartment offers a high specification finish throughout along with secure gated parking for one vehicle.

Apartment 14 is a spacious two bedroom apartment, offering a generous kitchen/dining room, a stylish main bathroom, and two well-proportioned double bedrooms, including a principal bedroom with en suite. This apartment has been thoughtfully finished to an excellent standard, including flooring throughout, Silestone worktops, Villeroy & Boch sanitary ware, and stylish tiling to both the bathroom and en-suite. A full range of integrated appliances is also included, creating a well-equipped and contemporary living space.

109–111 Bath Road is an exclusive development of 19 spacious one and two bedroom apartments, now with only two apartments remaining, located in the highly sought-after Suffolks district. Just a short walk from the vibrant Bath Road, the area offers a wide range of independent shops, cafés, and restaurants, making it one of Cheltenham's most desirable places to live.

Cheltenham town centre is easily accessible, along with a selection of highly regarded schools including Cheltenham College, Cheltenham Ladies' College, and Dean Close School. The town is also well known for its year-round festivals, including literature, food, jazz, and science, as well as the internationally renowned Cheltenham Festival at Prestbury Park.

This is a leasehold property with a 999-year lease.

Management fees are estimated between £693.00 and £1,765.50 per annum, depending on the apartment.

Council tax is to be confirmed

Further information is available from the sales team.

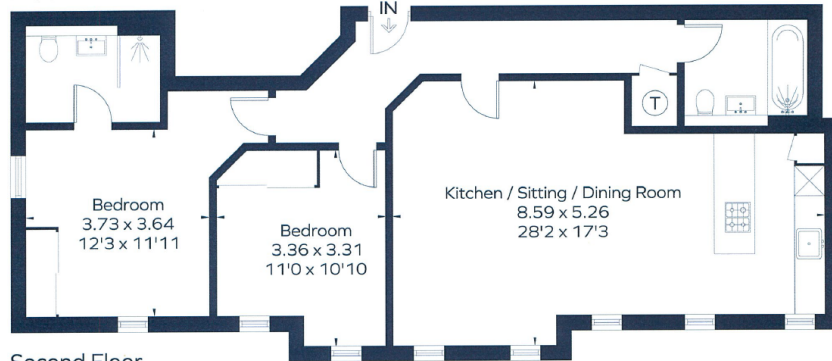




Approximate Floor Area = 90.7 sq m / 976 sq ft



Flat 14



Second Floor

- Two Bedroom Apartment (14)
- En-Suite To Main Bedroom
- Allocated Parking Space
- Close To All Amenties
- Show Home Open
- Please quote: RB1393-Ross Burbidge
- Brand New Build
- Ready To Move Into
- Share Of Freehold
- Gas Heating



### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 69                      | 69        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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