



47 Clarence Square, Cheltenham, GL50 4JR

Asking Price **£1,300,000**



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This striking and elegant Regency building, situated on the sought-after Clarence Square, presents a rare opportunity to acquire a distinguished property in one of Cheltenham's most desirable locations.



Currently configured as five self-contained apartments, the property offers excellent flexibility. It would suit an investor seeking multiple rental units, as well as a buyer interested in restoring the building to a single, substantial residence.



- Impressive Regency building in a prime location
- Flexible opportunity for investment or conversion to a single dwelling
- Currently configured as five individual apartments
- Well-positioned for access to Pittville Park and local amenities



Flat 1

Located on the lower ground floor, this spacious two double bedroom apartment features a generous lounge/dining room, a separate kitchen, bathroom facilities, private front access, and access to a rear garden.

Flat 2

Positioned on the raised ground floor, this one bedroom apartment comprises an open-plan kitchen, dining and living area, a double bedroom, and a bathroom. The property would benefit from modernisation throughout.

Flat 3

Arranged over three floors, this split-level apartment offers two double bedrooms, a kitchen/dining/living space, a bathroom, pleasant rear-facing views and access into a private garden.

Flat 4

A well-presented first floor apartment offering a kitchen/dining/living room, a double bedroom, and a bathroom

Flat 5

Located on the second floor, this recently refurbished and beautifully presented apartment includes a kitchen, a living/dining room, a double bedroom, and a bathroom.





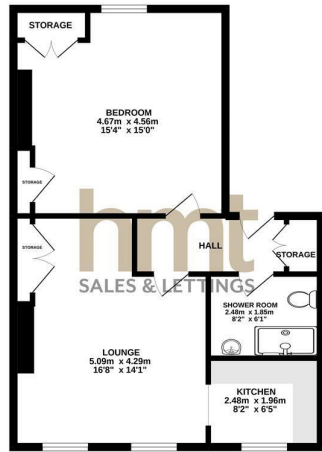
Clarence Square is one of Cheltenham's most desirable addresses, centred around a beautifully maintained communal garden and framed by an elegant collection of period homes dating back to the 19th century. Originally designed as a recreational space for residents, the square still provides a peaceful and picturesque setting for those who live there.

Just a short stroll away lies Pittville Park, offering a scenic boating lake, the historic Pump Rooms, and a selection of cafés. The surrounding area benefits from a tree-lined setting with easy access to local coffee shops, convenience stores, John Lewis, and the popular shopping areas of Montpellier and the Promenade.

Cheltenham is well known for its vibrant cultural scene, hosting a range of celebrated festivals throughout the year, and is home to several highly regarded schools, including Cheltenham Ladies' College, Cheltenham College, Berkhamstead, and Dean Close, all within easy walking or cycling distance. The town also enjoys excellent transport connections, with straightforward access to the M5 motorway and the mainline train station.

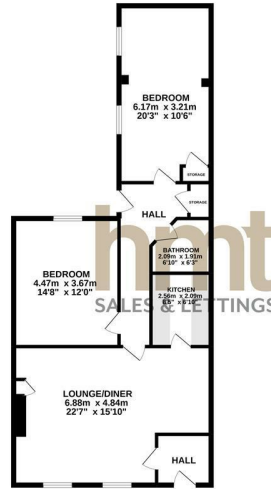
Floor Plans

2ND FLOOR
54.6 sq.m. (588 sq.ft.) approx.

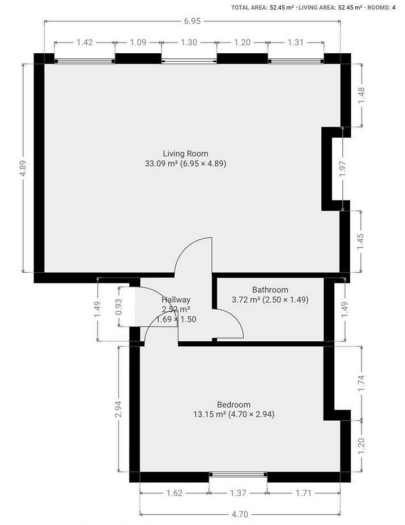


TOTAL FLOOR AREA: 54.6 sq.m. (588 sq.ft.) approx.
NOTES: Every effort has been made to ensure the accuracy of the floor plan and measurements. However, the floor plan and measurements are approximate and the responsibility is placed on the purchaser. The floor plan and measurements are for guidance only and should not be used for any other purpose. The floor plan and measurements are for guidance only and should not be used for any other purpose. The floor plan and measurements are for guidance only and should not be used for any other purpose.

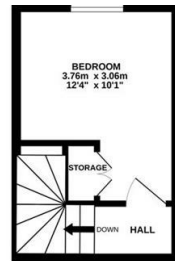
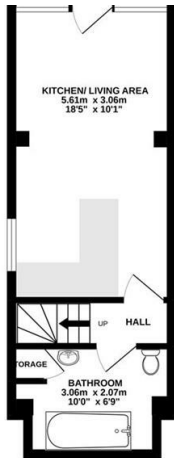
LOWER GROUND FLOOR
87.2 sq.m. (938 sq.ft.) approx.



TOTAL FLOOR AREA: 87.2 sq.m. (938 sq.ft.) approx.
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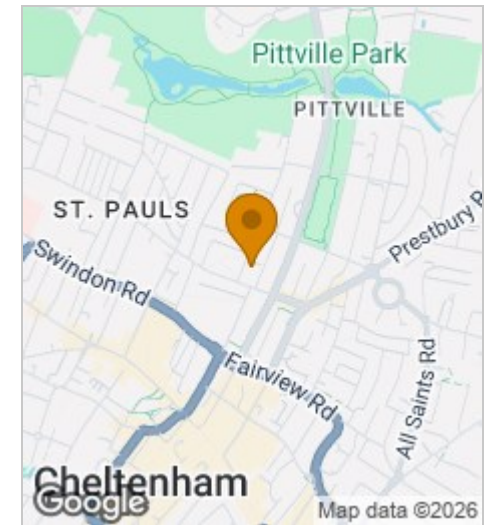
hmt
SALES & LETTINGS

Viewing

Please contact our HMT Office on 01242 521322 if you wish to arrange a viewing appointment for this property or require further information.

2 Crescent Terrace, Cheltenham, Gloucestershire, GL50 3PE
 Tel: 01242 521322 Email: info@hmt.co.uk https://www.hmt.co.uk

Location Map



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.