

FLAT 1, 16 HEWLETT ROAD,

CHELTENHAM, GLOUCESTERSHIRE, GL52 6AA



Charles **Lear**



Set within an elegant period building, tucked away behind an unassuming entrance on Hewlett Road, this beautifully renovated three bedroom duplex apartment offers a surprising amount of space, seamlessly blending contemporary living with the character expected of a home of its era. Thoughtfully modernised by the current owner, every room has been finished with a keen eye for detail, creating a home that is both stylish and effortlessly practical.

A charming gated porch and covered passageway lead to the private front door, opening onto the first floor landing. The accommodation immediately impresses with its sense of space, where a contemporary fitted kitchen is complemented by a separate utility area and cloakroom. Beyond, two generous reception rooms are defined by impressive ceiling heights and elegant original cornicing, providing a wonderful balance of period character and modern living. Whether arranged as formal and informal sitting rooms, a dining space or a home office, the layout offers flexibility to suit a range of lifestyles.

The upper floor continues the home's thoughtful design, offering three well-proportioned bedrooms with built in storage, each finished in keeping with the property's modern aesthetic, alongside a beautifully appointed family bathroom.

The property has had a new roof installed in 2025 along with insulation.

To the rear, the property benefits from an alternative entrance via the parking area, where two allocated off-road parking spaces are provided. A gate leads through to the communal garden before external steps rise to the rear entrance where there is a lovely balcony, offering both practicality and convenience. The garden itself provides an inviting outdoor space to relax and unwind, delivering the enjoyment of a mature setting without the demands of extensive maintenance.

Hewlett Road is located less than half a mile from the town's vibrant centre which is readily accessible on foot, as are two lovely parks and the popular open air heated lido swimming pool. Cheltenham is on the edge of the Cotswolds; deemed an area of outstanding natural beauty the town hosts several festivals of culture including literature, jazz, science and food as well as several sporting events including the Cheltenham Cricket Festival and the Gold Cup which is the main event at Prestbury Park held every March. The location is also ideal for access to the A40 to London, Cheltenham's train station and also the M5 motorway network.





Approximate Floor Area = 130.8 sq m / 1408 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #112094



GENERAL INFORMATION

Mains Water, Electricity – Elkatherm Heating System Installed in 2022, and Drainage are Connected to the Property. Gas is also available in the road to be connected to.

EPC RATING

D (68)

COUNCIL TAX

Cheltenham Borough Council
Council Tax Band (B)

TENURE

Leasehold

New Lease to be Granted Upon Completion – 999 years.

SERVICE CHARGE

£1200pa.

VIEWINGS

Strictly by prior appointment through
Charles Lear & Co. on
01242 222722

Charles Lear & Co.

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