



MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



4, 3, St. Margarets Road,  
Cheltenham GL50 4DT

Guide Price: £265,000



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Beautifully Appointed Two-Bedroom Apartment in the Historic St. Margaret's Terrace

#### Introduction

Morgan Associates is delighted to present "For Sale", this beautifully appointed two bedroom, third floor apartment in the historic St. Margaret's Terrace. The property, situated in an impressive Grade II listed Regency Building, offers ample accommodation, residents parking and is within walking distance of Cheltenham High Street. The building has remained true to it's time with it's wide sweeping staircases, sash windows and beautiful cornices.

St. Margaret's Terrace was built in approximately between 1820 - 1825 by Hon. Katherine Monson. Hon. Katherine Monson was Cheltenham's famous female property developer, who built a number of regency buildings in the area before fleeing to Belgium to avoid bankruptcy charges.

#### Full Description

This charming apartment has been refurbished by it's current owners to create a tasteful living space that is in keeping with the character of the Regency building. Walking through the front door, you are welcomed by a generous entrance hall with access to each room. The hand-crafted, wooden kitchen offers a range of wall and base units with an integrated hob and oven. There is further built-in storage. The spacious lounge/diner offers high ceilings and beautiful views of Clevee hill and has been decorated to a high standard.

Bedroom one has been tastefully decorated and offers lots of natural light through the large sash window. It currently holds a double bed with side cabinets, built-in shelves and a large wardrobe. The second bedroom can hold a double bed but it has the potential to be a fantastic office space. Completing the apartment is a stunning shower room with green and white finishings and bronze hardware throughout.

Residents parking is provided to the rear on a first-come-first-serve basis.

This property would make a fantastic first-time buy or investment. Early viewing is advised to avoid disappointment.

#### Location

Cheltenham is famed as one of the most complete Regency towns in England and historically the original and most fashionable spa. Cheltenham offers a number of fantastic restaurants, bars, stylish shops and salons as well as various cultural festivals, race days and the Cheltenham Gold Cup making it a fantastic place to live.

The area, also, offers a number of prestigious schools including Cheltenham College, Cheltenham Ladies College, Dean Close and Pates Grammar.

#### Further Information

Services: Mains electricity, water, mains drainage.

Tenure: Leasehold

Lease Duration: 250 years from 1st January 2020

Service Charge: £166 per month

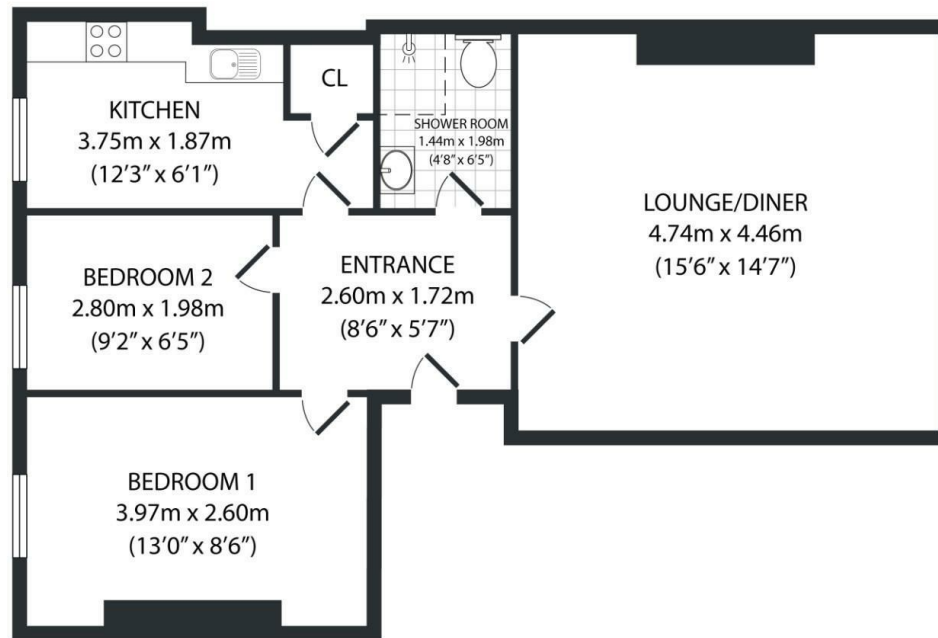
Ground Rent: £150 per year

Local Authority: Cheltenham Borough Council

Council Tax Band: A



## Floor Plan

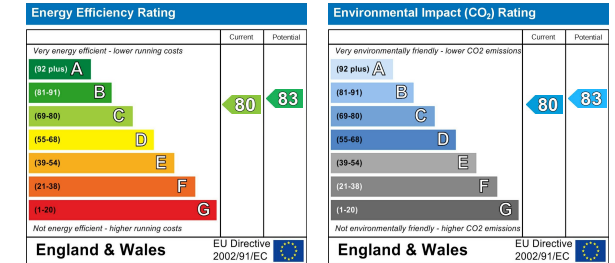


**Total area : approx. 59 sq. meters (635 sq. feet)**

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



## Area Map



## Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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