




ROSS BURBIDGE



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Apartment 19, 109 - 111 Bath Road, Cheltenham, GL53
£599,000

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Please Quote: RB1393- Ross Burbidge. Positioned in a sought-after central setting directly opposite Cheltenham College, this exceptional penthouse apartment delivers high-quality, contemporary living. The property benefits from secure allocated parking, an electric vehicle charging point, lift access to all floors, and the reassurance of a 10-year ICW warranty. It represents a rare opportunity to acquire a beautifully finished home within easy walking distance of Montpellier, Bath Road, and the town centre.

Finished to an impressive specification throughout, the apartment offers a stylish open-plan design incorporating a spacious sitting and dining area alongside a sleek German kitchen by Leicht. This well-appointed kitchen features premium Silestone worktops and upstands, complemented by a full range of integrated appliances including Siemens ovens and fridge/freezer, a Bosch dishwasher, Quooker boiling water tap, and a Bora self-venting induction hob with breakfast bar, perfectly blending practicality with modern design.

The bathrooms have been thoughtfully designed to create a luxurious, spa-like feel, complete with Villeroy & Boch and Duravit sanitaryware, underfloor heating, heated chrome towel rails, ceramic tiled flooring, fitted storage, and illuminated mirrors.

The apartment is finished with luxury vinyl flooring through the kitchen, living areas, and hallway, while the bedrooms are comfortably carpeted. Additional features include a generous entrance hall, en-suite shower room, a stylish guest bathroom, and a gas combination boiler providing heating and hot water.

Externally, the penthouse boasts a large private balcony with impressive views across Cheltenham's distinctive skyline.

Agents Note:

A reservation fee will be required to secure an apartment.

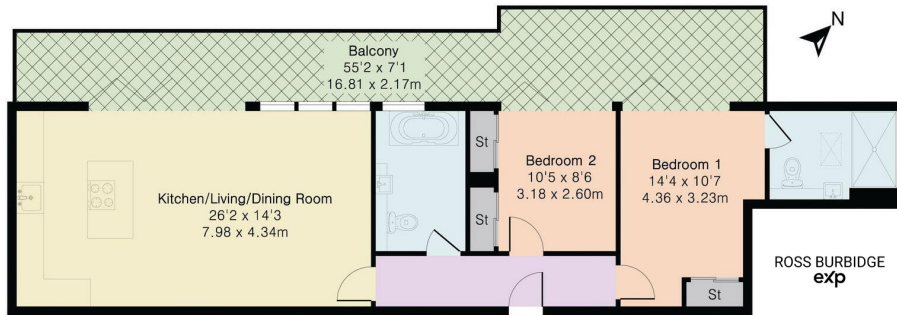
Additional Information:

999-year lease with a share of freehold.

Service charges range from £1,336 to £1,765 per annum, depending on the apartment size.



Approximate Gross Internal Area 805 sq ft - 75 sq m



Third Floor

- Stunning Two Bedroom Penthouse
- Impressive Views Across Cheltenham's Distinctive Skyline.
- Large Private Balcony
- Stunning Kitchen
- 999-Year Lease With A Share Of Freehold
- Please Quote: RB1393- Ross Burbidge
- 10-Year ICW Warranty
- Stylish Bathroom
- En-Suite To Main Bedroom
- A Reservation Fee Required To Secure An Apartment.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	