

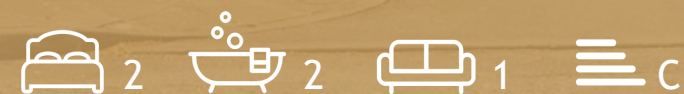


MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



Flat 10, Ashfield House, Bayshill Lane, Bayshill Road,  
Cheltenham GL50 3AX  
Guide price £595,000





## Flat 10, Ashfield House, Bayshill Lane, Bayshill Road, Cheltenham GL50 3AX

An exquisite two-bedroom apartment with garage in the most enviable position, a true gem nestled in the heart of Cheltenham. Its prime location lies within Montpellier and the Promenade, both highly sought after areas within Cheltenham.

### Full Description

This well presented raised ground floor apartment offers ample living space, striking floor to ceiling regency sash windows, and views across the Bayshill Road.

Access to the grounds is granted through electric gates for both vehicles and pedestrians, situated off Bayshill Lane. As you enter the communal entrance you are greeted by a smart and well-kept interior.

Inside the apartment, a hallway welcomes you with a video entrance system and ample storage cupboards. The hallway extends throughout the entire apartment.

The finest room in the property is, without doubt, the spacious sitting and dining room. Adorned with those lovely regency-esque features, large windows, and allowing a beautifully light space to gaze out onto the communal gardens and beyond.

The well-appointed kitchen features built-in Neff appliances, plentiful base and wall cupboards, and a delightful space to cook and further entertain.

This apartment offers two generously sized bedrooms. Both the principal and guest bedroom boast ensuite facilities. The principal bedroom is another wonderful space to make your own.

Outside, you'll find meticulously maintained communal gardens, and this apartment also comes with the added benefit of a garage. With an impressive size of over 1,000 square feet, this apartment stands out for its rare combination of space and natural light, making it an exceptional find in the area.







### Further Information

Tenure: Leasehold - Share of Freehold

Lease Duration: 999 years from 1st January 1998 (974 years remaining).

Service Charge: £2,527.12 per annum.

Ground Rent: £0

Services: Mains electricity, water and drainage.

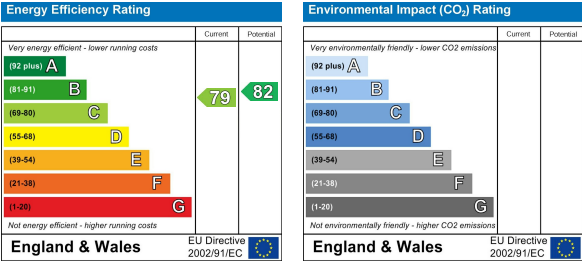
Management Company: Cambray Property Management

Council Tax Band: E

Local Authority: Cheltenham Borough Council. Tel. 01242 26 26 26

Floor Plan

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.

Rotunda Buildings Montpellier Exchange  
Cheltenham  
Gloucestershire  
GL50 1SJ

T. 01242 514 285  
E. sales@morgan-associates.co.uk  
W. www.morgan-associates.co.uk

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 firms employment has the authority to make or give any representation or warranty in respect of the property.