



**Flat 3, 81 St. Georges Road,**  
Cheltenham GL50 3DU  
Guide price £310,000



## Flat 3, 81 St. Georges Road,

Cheltenham GL50 3DU

A rare opportunity to purchase a beautiful two bedroom grade II listed apartment in Cheltenham Town Centre. The apartment has been tastefully refurbished by the current owners.

### Situation

St George's Road is a tree lined road situated on the outskirts of Montpellier and Cheltenham Town Centre. The road is predominantly residential, but there is some commercial. It is a road which is currently undergoing redevelopment with high end apartment blocks being built, making this property a sound investment. The apartment is within walking distance of superb amenities including cafes, bars and restaurants in Montpellier. Waitrose supermarket, the Honeybourne Cycle Path and Cheltenham Ladies College are also located a short distance away. Cheltenham is recognised as the best place to raise a family and being one of the most complete Regency spa towns in England.





### Description

This superb apartment is situated on the second floor of this Victorian terrace which dates back to 1849. The apartment is accessed via a communal hallway and ornate stone staircase. The entrance hall has a small decorative window to the communal hallway and enough room for a shoe bench. Opposite is the second bedroom with ornamental fireplace. To the right is a spacious sitting / dining room with a sash window and feature fireplace. The beautiful kitchen / breakfast room is an 'L - shape' with a well thought out utility area at the far end. The bespoke kitchen includes quartz worktops, an induction hob, Neff 'hide and slide' oven, Bosch fridge & freezer, waste disposal and a pantry cupboard. Leading on from the kitchen is a hallway; the stylish bathroom is positioned to the left with a shower over the bath. The master double bedroom is located at the end of the hallway to the back of the property and benefits from a sash window looking out onto trees, gardens and the Honeybourne Cycle Path.

Externally the property includes unallocated off-road parking. There is also residential on street permit parking available.

### Additional Information

Tenure: Leasehold, share of the freehold

Lease Duration: 999 years from 29th September 1976

Service Charge: £1,440 per annum

Ground Rent: N/A

Services: Mains gas, electricity, water and drainage. Gas central heating.

Local Authority: Cheltenham Borough Council. Tel. 01242 262626

# Floor Plan

Approximate Gross Internal Area = 83.1 sq m / 894 sq ft

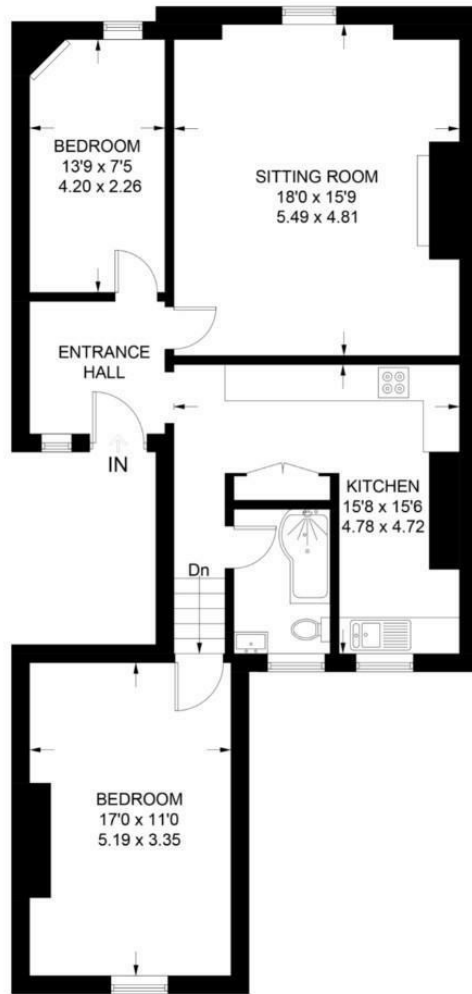
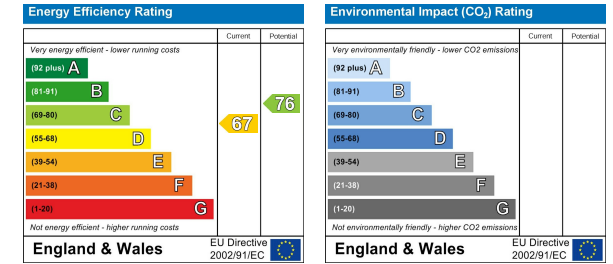


Illustration for identification purposes only, measurements are approximate, not to scale. (ID776771)



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# 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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