MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY

Flat 6, Hendre, Overton Park Road,

Cheltenham GL50 3BW

Price Guide £350,000

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A charming, ground-floor apartment in the heart of Cheltenham. Moments from Montpellier and set in the grandeur of The Hendre, a beautiful Victorian villa, built in the 1890's with Edwardian influences and a striking frontage.

Full Description

Upon entering the property, we find a spacious hallway that provides access to the entirety of the apartment from this central point.

The reception room is quite beautiful, with original features such as the panelled ceiling providing a real talking point for guests and visitors alike. The generous proportions of the room allow ample space for dining and entertaining, with the flexibility to change the layout to suit your preferences - depending on need or mood! The square bay window and additional sash windows to the side offer a wonderfully light and airy living space. The cornicing, deep skirting boards, marble fireplace, beautiful wooden floor, and aforementioned panelling allude to the grandeur of the building in its days as a full residence.

A tidy kitchen leads from the reception room - open to the space yet nicely tucked away - with wooden worktops and integrated appliances providing a smart addition to the property.

The hallway, featuring useful large storage and an entry phone system, leads us to the first of the two double bedrooms.

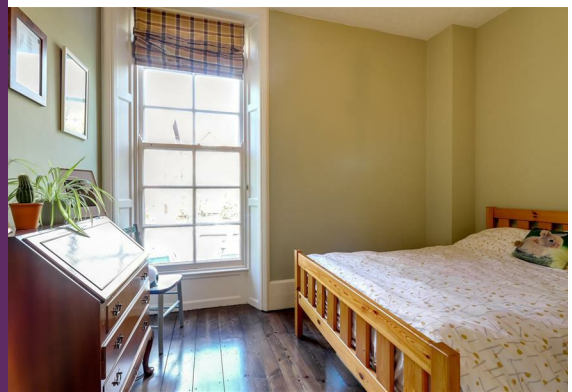
This beautiful room boasts a gorgeous bay window, with three large sash windows providing an aspect over the communal garden, and with views to the imposing outline of Christ Church beyond, which is also wonderfully illuminated of an evening.

Whilst being incredibly private in its outlook, these windows offer an impressive feature when entering the room. A walk-in wardrobe adds to the appeal, providing ample hanging space and shelving.

The second bedroom is another comfortable double, with built-in storage and a peaceful rear aspect.

Both bedrooms are served by a modern bathroom comprising a large walk-in shower with rainfall showerhead, WC, and basin with additional storage.

This is a prime example of a well-converted, beautiful building. Further highlights include spacious allocated off-road parking to the rear, along with the option for pets in the building – a rarity(!)



Further Information

Tenure: Leasehold - Share of Freehold

Lease Duration: 999 years from 24 June 1983 - 957 years remaining

Service Charge & Ground Rent: £1,500 per annum

Management Company: Cambray Property Management

Services: Mains electricity, gas, water, and drainage.

Council Tax Band: B

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

Note: Pets are considered in this building

Floor Plan

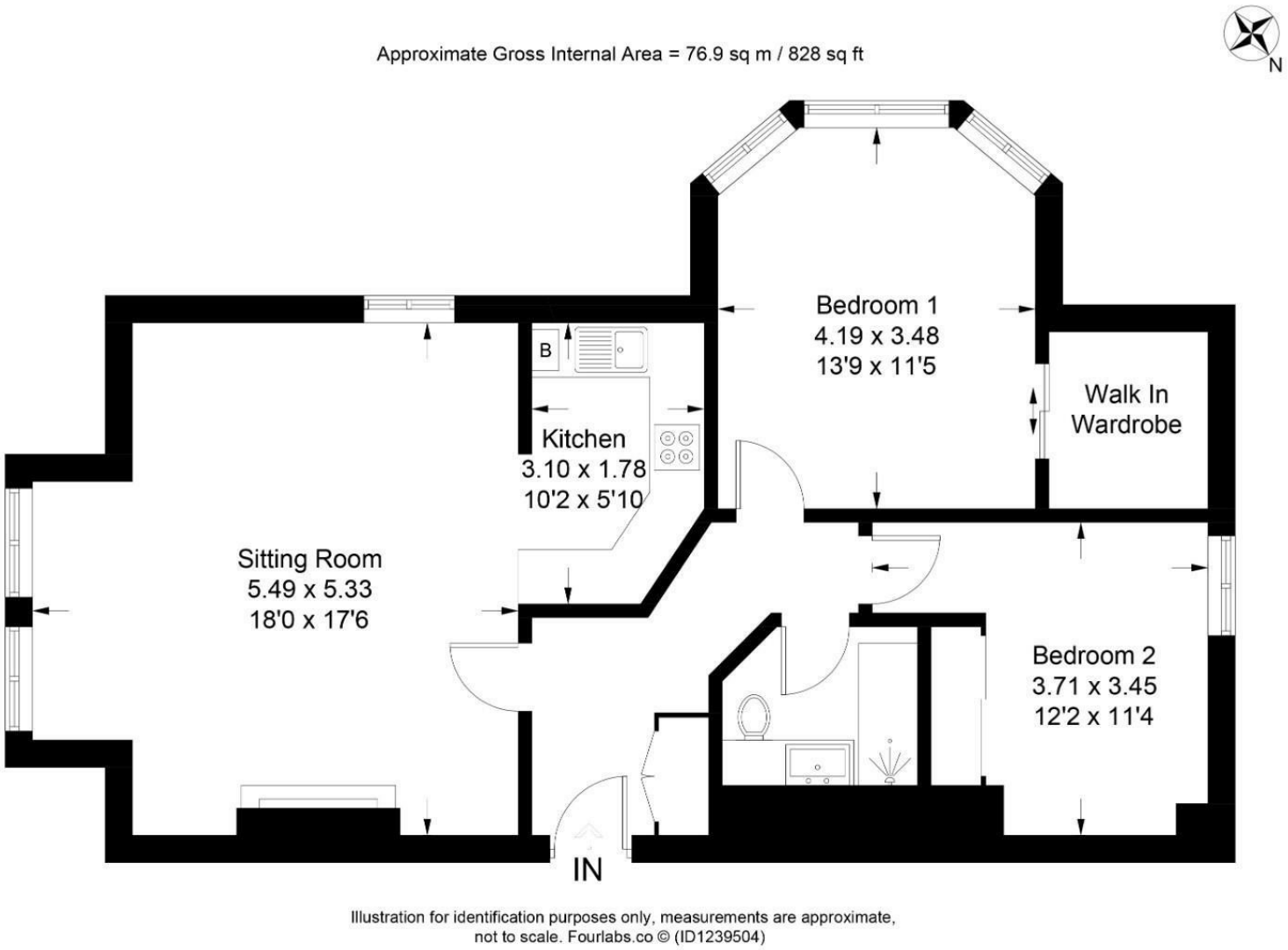
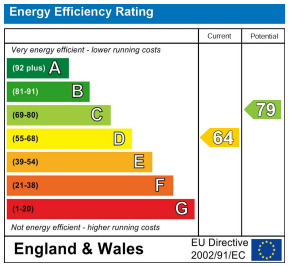
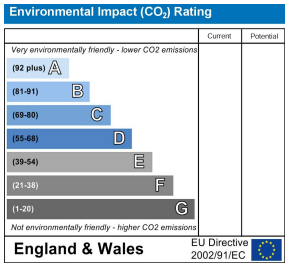


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1239504)

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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