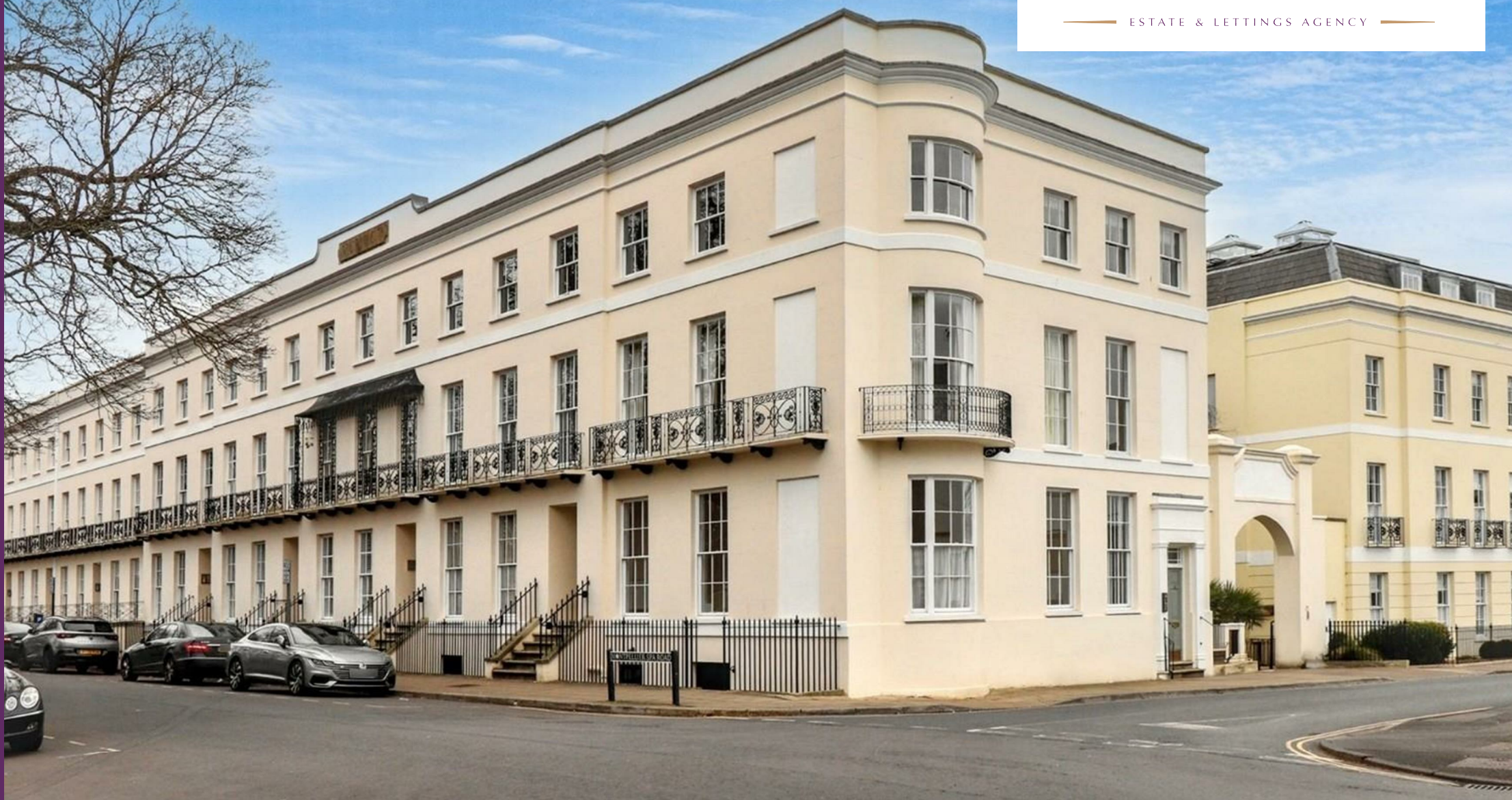




MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



1A, Trafalgar Street,  
Cheltenham GL50 1UH  
Price Guide £425,000



## 1A, Trafalgar Street, Cheltenham GL50 1UH

This superb apartment is located in one of the premium locations of Regency Cheltenham, a mere stone's throw from the Montpellier and Imperial Gardens.

### Full Description

We enter the building via a secure entrance into smart communals, which provide access to this charming neo-regency home.

The spacious reception room is bathed in light thanks to the large sash windows, and with ample space for living and dining, this lovely reception may be easily modified to suit your living requirements. There are period style features such as statement pillars in the living room, a tasteful archway into the kitchen, and a striking curved window providing a real wow factor, alongside the large sash windows which look out onto Montpellier Spa Road, with views across to the park. Montpellier Park plays host to Cheltenham's famous festivals and events, and this vista is also a super spot for people watching.

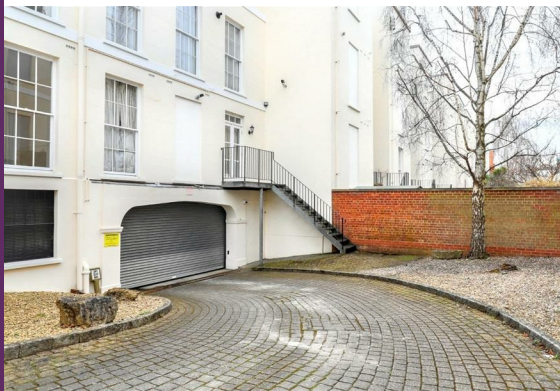
The kitchen leads from the reception room, allowing a social flow. This is a lovely kitchen, with built in appliances and with space for a couple chefs to mill around!

Two bedrooms, one an ample double and one a smaller double complete the living space. The principal bedroom has built in wardrobe storage, and those wonderfully large floor to ceiling windows offer a private outlook. The bathroom has been enlarged compared to the similar apartments in the building, providing a spacious retreat to enjoy, also with shower, and is in very good order.

Externally the property benefits from secure underground parking, there is also the option for additional permit parking should you wish.

Viewing is highly recommended for this super apartment.





### Further Information

Tenure: Leasehold

Lease Duration: 999 years from 1 January 1995

Service Charge & Ground Rent: £2,120.00

Management Company: Cambray Property Management Ltd

No pets

No Airbnb/Short Term Lets

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

Council Tax Band: D

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

Key Facts for Buyers:  
[https://sprift.com/dashboard/property-report/?access\\_report\\_id=41](https://sprift.com/dashboard/property-report/?access_report_id=41)

## Trafalgar Street

Approximate Gross Internal Area = 66.4 sq m / 715 sq ft



## Raised Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1180932)

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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

## 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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