



APARTMENT 1, 33 CHRISTCHURCH ROAD  
Cheltenham

KE<sup>TM</sup>  
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# APARTMENT 1, 33 CHRISTCHURCH ROAD

CHELTENHAM

*A spacious and beautifully planned duplex apartment within this characterful, period building in the heart of Christchurch with parking.*

Sitting Room • Kitchen • Utility • Two Bedrooms • Bathroom • Allocated Parking

## DESCRIPTION

Number 1 is a spacious duplex apartment extending to over 1000 Sq Ft, set over the garden and first floor, forming part of the period structure in this handsome building. Converted in 2020, Number One is just one of ten luxury apartments in this outstanding development. Owing to its position within the building, the apartment is grand and spacious, with large rooms, ample windows and a contemporary finish.

Entrance is via immaculate communal areas leading into the private door of the apartment. The sitting room is a beautiful and light filled room to the front, with a feature bay window and a fireplace, designed in open plan style to the modern kitchen, this is the ideal space for entertaining. The kitchen itself is fitted with a range of units and fitted appliances and is adjacent to a utility room. Steps leads down to the charming bedrooms on the garden level, sharing a modern bathroom, the two rooms are double in size with the principal suite enjoying a view through a feature bay window. It is rare in apartment living to find the bedrooms on a separate floor from the living space, enhancing the size and layout.

## SITUATION

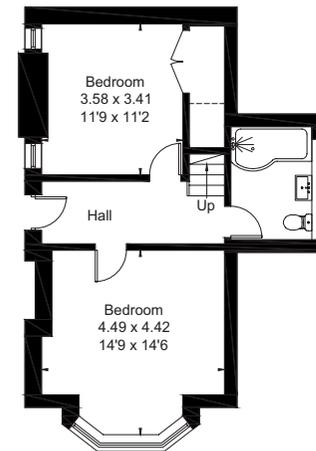
Christchurch Road is one of Cheltenham's most fashionable and popular locations, made up of character homes and an attractive 'village' atmosphere all within strolling distance of the cosmopolitan lifestyle on offer in Cheltenham's centre. The famous shopping districts of Montpellier, Tivoli and The Promenade, with their lively café and restaurant culture, are within close walking distance, and the town centre, home to many internationally renowned festivals including Jazz, Music and Literature, is a 15 minute walk. The appeal of this location is its easy accessibility to Cheltenham's world-renowned schools with The Cheltenham Ladies' College, Cheltenham College, Dean Close and Airthrie Preparatory all within a mile. Communication links are also excellent to the M5, A40 and A435 and Cheltenham Spa train station is a short walk. The immaculate, The Cheltenham Ladies' College Sports centre is also situated in Christchurch Road, offering membership for tennis, swimming, squash, fitness classes and two well equipped gyms.

## SERVICES

All mains services are connected



Approximate Floor Area = 94.8 sq m / 1020 sq ft



Lower Ground Floor



Ground Floor



Energy Efficiency Rating		
Minimum energy efficient	Current	Possible
100-101	A	
81-100	B	
62-80	C	74 74
43-61	D	
25-42	E	
10-24	F	
1-9	G	

Not average (RPI) - Actual running costs

England & Wales E.U. Directive 2002/91/EC

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