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APARTMENT 5, 10 QUEENS PARADE  
Cheltenham, GL50 3BB

# APARTMENT 5, 10 QUEENS PARADE

CHELTENHAM, GL50 3BB

*An impressive three-bedroom apartment occupying the first floor of this beautiful building in the heart of Montpellier.*

- Reception Hall
- Drawing/Dining Room
- Kitchen Room
- Three Bedrooms (one en suite)
- Bathroom
- Parking

## DESCRIPTION

Number 5 Queens Parade is an innovative example of more modern build designed entirely to mimic the classic period townhouses that form the terrace. Both internally and externally, the attention to detail to imitate the neighboring properties is exceptional offering all the benefits of grandeur and grace with the convenience of a modern structure, including a lift and subterranean parking, without a Listing. This impressive apartment occupies half of the first floor with the drawing room enjoying the frontage of the building overlooking a classic street scene and as such, it has all the elegance one would expect of its period counterparts.

Entrance to the property is through smart communal areas with a beautiful staircase rising to the first floor and the private door of Number 10. Much of the charm is the size and proportions of the rooms that are elegant and substantial. The drawing/ dining room is the most impressive space with it's high ceilings and three full length sash windows that captures a far reaching view, a fireplace is the focal points for seating. From here a door opens to the kitchen, is spacious for apartment living. Well-appointed with a range of units and integrated appliances, there is space for a breakfast table. The inner hall introduces the bedrooms which are flexible to be used as one requires. The master suite can either be arranged as a bedroom, dressing room and en suite bathroom, or as a bedroom with access to the bathroom,



keeping the double room as bedroom three or a home office, as the current owners do. There is a further bedroom with an en suite that adjoins a double terrace for both the master and guest room to enjoy for outside seating and potted plants. A cloakroom completes the accommodation.

In all, an exceptional apartment of great size and offering, ideal as a permanent home, lock up and leave or for those looking for a be close to the famous local boarding schools.

#### OUTSIDE

The setting of Queens Parade is close to the open park gardens of Montpellier and Imperial, giving a wonderful green space so close to the apartment. Unusually for living so close to town, there is private and secure parking space subterranean style with a lift that rises from here directly to all floors.

#### SITUATION

Queens Parade is an elegant terrace of fine Ashlar stone period properties and one of Cheltenham's finest and most sought-after addresses where property rarely comes to the market. Overlooking the beautiful street scene of Royal Parade and merging with the esteemed Parabola Road, this highly regarded location is a short stroll from fashionable Montpellier with its lovely shops, boutiques, restaurants, parks and the famous Promenade. Within strolling distance are the cultural attractions on offer including the many festivals Cheltenham hosts as well as world renowned schools, The Cheltenham Ladies' College, Cheltenham College and Dean Close. Communications from this area is also particularly strong, within a short stroll to the train station, with excellent links to London and other major cities. There is easy access to the M5 infrastructure and A40 Oxford and London.

#### SERVICES

Council Tax Band - D Cheltenham Borough Council

Lease is 999 starting 1989

Share of Freehold

Cambray Management

£786 per qtr. maintenance



Approximate Gross Internal Area 1339 sq ft - 124 sq m



First Floor

