



121 PROMENADE

Cheltenham, GL50 1NW

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OTHER PROPERTIES

PRIVATE
PROPERTY
NO UNWARRANTED
PARKING

121 PROMENADE

CHELTENHAM, GL50 1NW

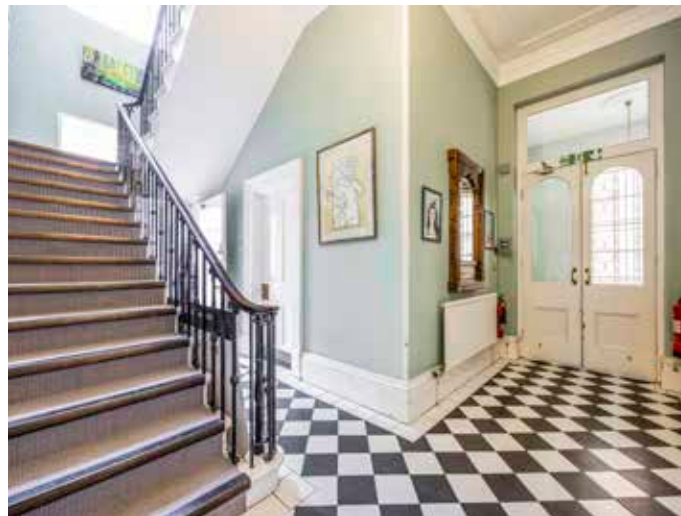
An exceptional and rare opportunity to acquire a grand Grade II listed semi detached stone townhouse with planning granted to convert from a commercial office to a residential home ideal for anyone seeking a true Cheltenham townhouse.

DESCRIPTION

121 Promenade is the most elegant semi-detached, Ashlar Stone townhouse forming part of this landmark terrace in the heart of Cheltenham's centre. Overlooking the elegant central gardens of Imperial Square, this is very much town living at its best. Over the years it has run as a successful Commercial office building and one that is iconic within the town, planning has now been granted to convert this into a residential house with a self-contained lower ground floor apartment. Listed Grade II, this is a building of elegance retaining many of the original period features, including working shutters, fireplaces and ornate cornice throughout the four floors, these are a wonderful feature to maintain in the conversion.

OUTSIDE

The property sits behind wrought iron railings opening to the parking, with two access points, one from Promenade and one from Montpellier Street to the rear, a quiet, one way back lane. The plans for the gardens are a pretty landscaped area to the front.

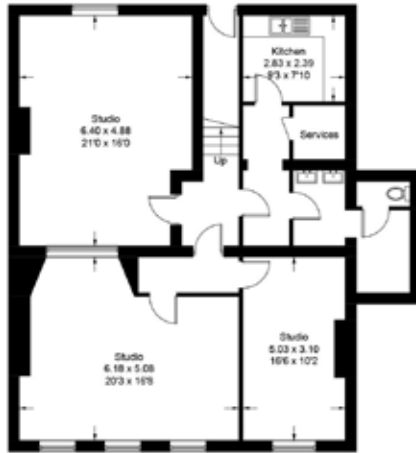


SITUATION

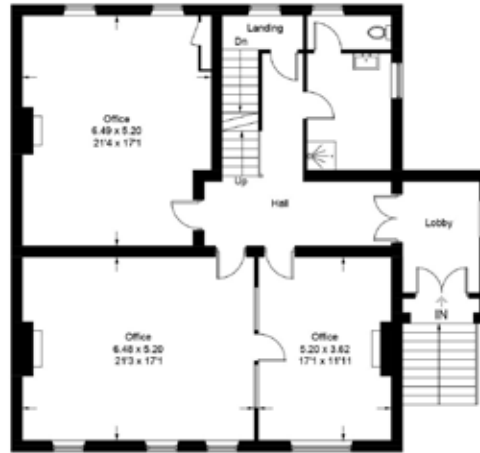
The Promenade is without doubt the most iconic address within Cheltenham. This landmark upper road in the town epitomises the classic street scenes of fine Georgian architecture that Cheltenham is so well known for. The road itself is home to the famed 131 restaurant and rooms, and some prestigious offices. Overlooking the elegant and beautifully manicured central Imperial Gardens, the location offers the very best of town living highly regarded for its classical restaurant scenes, wonderful festivals and lively café culture which has made living in town so highly desired. The Cheltenham Ladies' College, Cheltenham College and Dean Close are all within a comfortable walk in addition to the boutique shopping in Montpellier and on the Promenade itself. Communication links are highly accessible to the M5, A40 and A435 and Cheltenham Spa train station is under a mile away so quick walking distance. to the M5, A40 and A435 and Cheltenham Spa train station is under a mile away so quick walking distance.



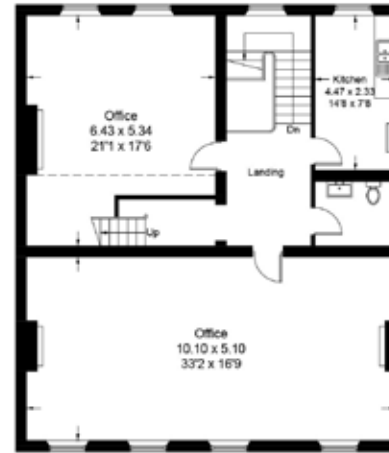
Approximate Gross Internal Area = 482.9 sq m / 5198 sq ft



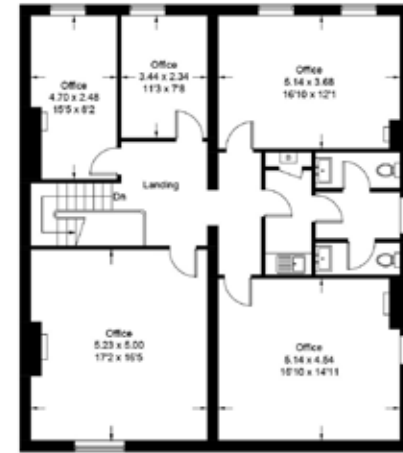
Basement Floor Plan



Ground Floor Plan



First Floor Plan



Second Floor Plan



Kingsley Evans
 115 Promenade
 Cheltenham
 Gloucestershire
 GL50 1NW

t: +44 (0) 1242 222292
 e: info@kingsleyevans.co.uk
 w: www.kingsleyevans.co.uk

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