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DOURO HOUSE

FLAT 5, DOURO HOUSE

Cheltenham GL50 2PQ

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CHELTEMHAM, GL50 2PQ

A charming first floor apartment within this grand villa located in arguably one of the best spots within the town centre.

- First Floor
- Prime Central Location
- Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom
- Communal Gardens
- One Allocated Parking Space

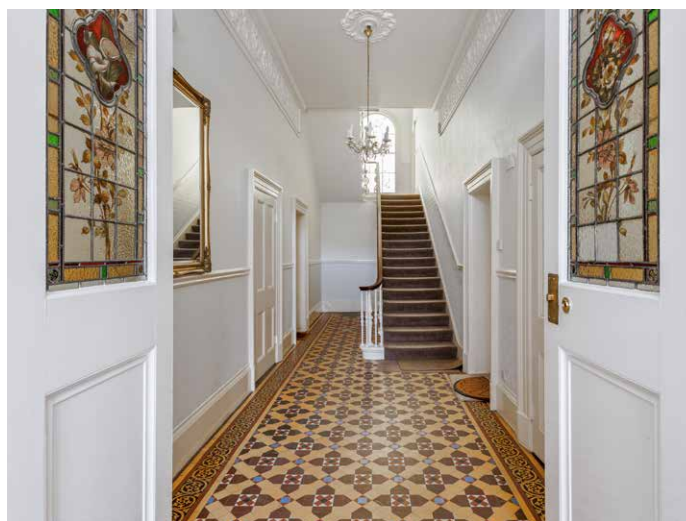
DESCRIPTION

Douro Road is considered to be one of Cheltenham's most highly regarded addresses, set in the heart of the town, yet enjoying a charming and more peaceful town location. Properties in this prime pocket of Cheltenham are rare to find and this charming apartment occupies the first floor of this beautiful Grade II listed Ashlar stone detached Georgian villa. The apartment is accessed via a cantilevered stone spiral staircase rising directly to the private entrance, opening up to the hallway that introduces the accommodation. The sitting room is a wonderful, grand space with a feature fireplace and lovely views through Sash window to the front. A door from here opens into a kitchen which is well appointed with a range of units and integrated appliances. Two bedrooms share a bathroom.

Of worthy note, there is a useful utility area that belongs to the apartment that is accessed from the communal hall.

OUTSIDE

The communal grounds at Douro House are a wonderful area of well-established lawn and one that each apartment gets to share and enjoy. There is an allocated parking space and visiting parking available.



SITUATION

Douro Road is one of Cheltenham's finest residential addresses. The property overlooks the central garden square and park of Lansdown, an address notable for its architecture and grand properties. Within a short stroll is Montpellier, one of Cheltenham's most fashionable and popular locations, a stone's throw from the famous shopping district and within the heart of the lovely café and festival culture for which Cheltenham is so well regarded. Schools within the locality are exceptional and include world renowned boarding schools, The Cheltenham Ladies' College, Dean Close and Cheltenham College. Whilst distinctively town living, this area is a quiet pocket and is well known for its proximity to some beautiful parks and garden squares. Communication links are highly accessible to the M5, A40 and A435 and Cheltenham Spa train station is within walking distance.

ADDITIONAL NOTES

Lease is 999 years from 1982 = 956 years left

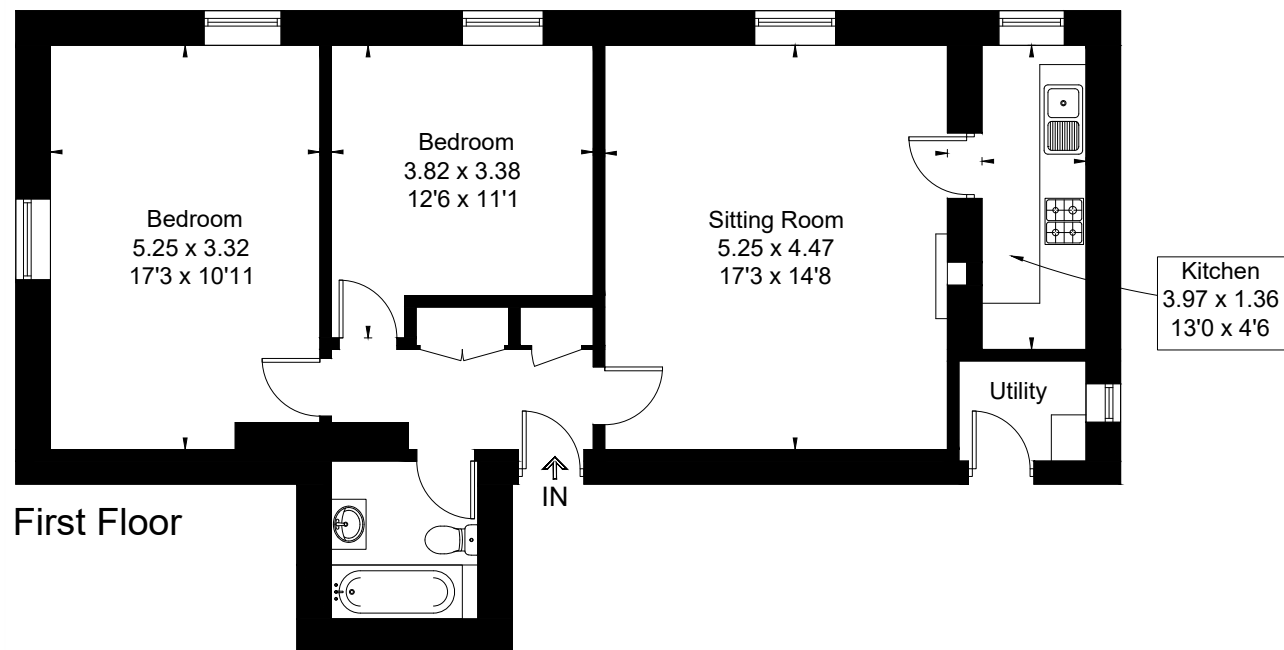
Ground rent £25 pa

Council Tax Band C



FLOORPLANS

Approximate Floor Area = 72.7 sq m / 782 sq ft
Outbuilding = 2.2 sq m / 24 sq ft
Total = 74.9 sq m / 806 sq ft



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