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APARTMENT 5, 21 QUEENS ROAD
Cheltenham, GL50 2LR

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A beautifully finished apartment on the raised ground floor of this attractive stone villa with parking, garage and communal gardens on the highly sought after Queens Road.

- Kitchen
- Sitting Room
- Bathroom
- Two Bedrooms
- Garage
- Communal Grounds
- Parking

DESCRIPTION

Queens Road is considered to be one of Cheltenham's most highly regarded addresses, set in the heart of the town with grand homes that nestle either side of this tree lined boulevard. Properties in this prime pocket of Cheltenham are rare to find and this charming apartment occupies the ground floor of this beautiful stone detached Georgian villa. The apartment is accessed via smart communal areas into the private entrance, opening up to the hallway that introduces the accommodation. The sitting room is a wonderful, grand space with a fireplace and charming details that include ornate cornicing. Light floods this room through the large bay window that is a feature to the apartment. Between the sitting room and the bedrooms is a modern kitchen which has been recently refitted with an excellent range of more contemporary units and integrated appliances. The master bedroom is a wonderful size and shares the same grand proportions and detailing of the sitting room, it also features a large bay window that overlooks the garden to the side. A second bedroom is opposite and both rooms share a luxury bathroom.



OUTSIDE

The communal grounds are a wonderful area of well-established lawn and one that each apartment gets to share and enjoy. Unusually for an apartment there is a garage and unallocated parking.

SITUATION

Queens Road is one of Cheltenham's most fashionable and popular locations 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 can be reached by foot in less than 5 minutes. The immaculate Cheltenham Ladies' College Sports centre is situated in Christchurch Road, off Queens Road, offering membership for tennis, swimming, squash, fitness classes and two well equipped gyms.

AGENT NOTES

Lease – 999 years from 1st July 1969

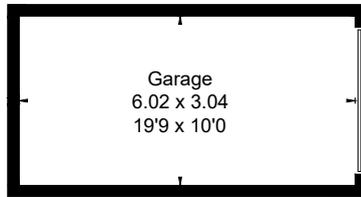
Share of the Freehold – 1/7

£3200 Annual Maintenance Charge

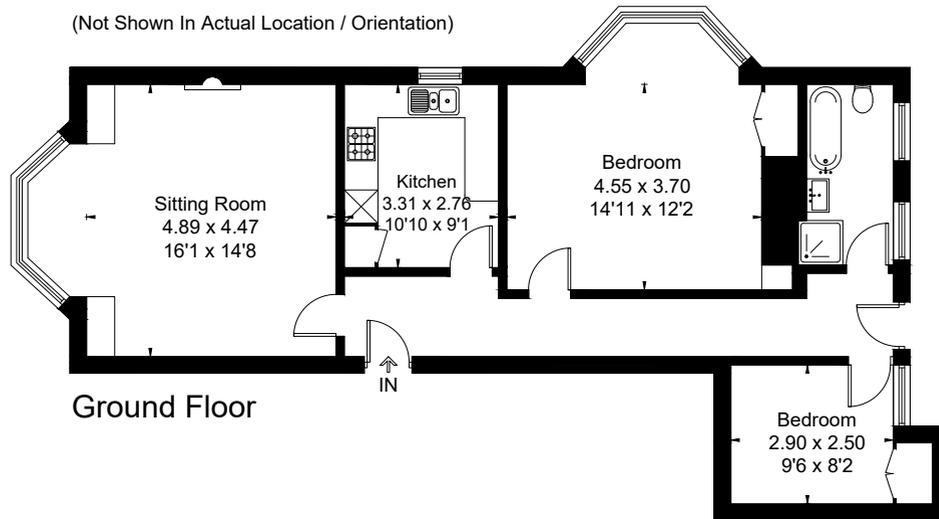


FLOORPLANS

Approximate Floor Area = 84 sq m / 904 sq ft
 Garage = 18.3 sq m / 197 sq ft
 Total = 102.3 sq m / 1101 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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