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Apartment 3, Hazel Lea

44 Lansdown Road, Cheltenham, GL51 6PU

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A beautifully finished first-floor apartment of excellent proportions with parking in one of the best locations within Cheltenham's town centre.

- Reception hall
- Kitchen/Dining room
- Spacious sitting room
- Cloakroom
- Two double bedrooms
- Family bathroom
- Parking
- Garage
- Regency features throughout
- No onward chain

Set in one of the most desirable locations in the heart of Cheltenham's centre, this beautiful apartment occupies the first floor of Hazel Lea, an elegant and substantial Regency building containing just four grand apartments. Recently refurbished, it's a true turnkey property that beautifully blends modern interiors with the grandeur of the Regency era. Due to this, its architectural merit, and excellent central location, it makes an ideal lock-up and leave, let or permanent home.

Entrance is gained through a smart communal area leading to the first floor, via a staircase and to the private door of number 3. The hall, with a large storage cupboard and a cloakroom, opens to the accommodation, which is beautifully planned with a real sense of space. The sitting room is a lovely size and overlooks the rear aspect, with a fireplace and hand-built storage and display cupboards to the chimney.

The kitchen is of equally generous proportions, fitted with a range of modern units including a breakfast bar, fitted appliances and a large range-style oven.



There are two bedrooms, both double in size, one of which has fitted wardrobes. A modern bathroom serves the two bedrooms.

Outside:

To the rear of the building is a garage located in a block of four and to the front is a car parking space for one car.

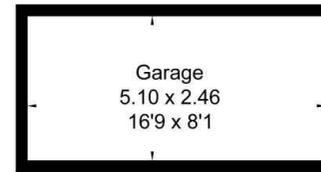
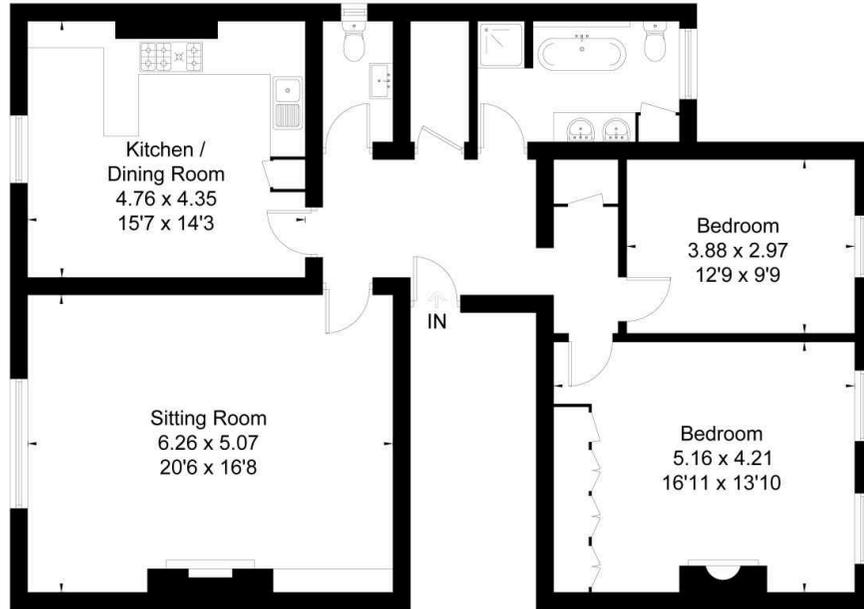
Situation:

Much of the attraction of this location is the setting, just off the popular Lansdown Road, one of Cheltenham's finest areas that is ideally situated within a short stroll to the cosmopolitan shopping areas of Montpellier and Promenade, providing a comprehensive range of shops and eateries as well as a lively café culture. As well as the many festivals it holds, the town is most well-known for its exceptional schools that include, The Cheltenham Ladies' College, Cheltenham College, Dean Close and Airthie Prep, the all of which are within a short stroll of the property. This and the excellent communication access to major motorway networks and with the property being within a comfortable walk of Cheltenham Spa Train Station, a mere ten minutes, makes it perennially popular for families and professionals alike.



FLOORPLANS

Approximate Floor Area = 116.4 sq m / 1253 sq ft
 Garage = 12.5 sq m / 134 sq ft
 Total = 128.9 sq m / 1387 sq ft



(Not Shown In Actual Location / Orientation)

First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #99452



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