KINGSLEY EVANS



Apartment 10 Marchmont

Parabola Road, Cheltenham, GL50 3AF

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A spacious garden apartment with a private garden and off-road parking on this highly coveted road within a stroll of Montpellier and Cheltenham's famous schools.

- Spacious apartment spanning over 1100 sq ft
- Two bedrooms
- Study
- Large and elegant sitting room
- Separate kitchen/dining room
- Beautifully finished
- Private courtyard garden
- Own entrance
- Parking for two cars
- Close to The Cheltenham Ladies' College, the station and Montpellier

AN ELEGANT APARTMENT WITH WONDERFUL PROPORTIONS

Forming part of this beautiful period building on what is, undeniably one of Cheltenham's most prestigious roads with Montpellier, Promenade, and the train station all within a short stroll. The apartment is positioned on the garden level and as such, has the benefit of its own private entrance and courtyard garden. It has the rare benefit of high ceilings, delightful proportions and large windows that flood the space with natural light and enhance the overall feel of space and volume.

The apartment is accessed via a private entrance opening to the accommodation. A wide and welcoming hallway introduces the accommodation, with a spacious sitting room enjoying a front view over the courtyard this in turn opens to a well-appointed kitchen and dining room. The principal room is of excellent proportions, arranged in a suite style, it has the benefit of a study off the room with a connection to an ensuite shower room. A guest bedroom has a built-in wardrobe and is positioned opposite a modern family bathroom.

Due to its architectural merit and central location, particularly close to local boarding schools, it makes an ideal lock up and leave or permanent home.

OUTSIDE

The setting for Marchmont is charming and quintessential Cheltenham, so close to The Cheltenham Ladies' College and Montpellier with its parks and boutique shops. Unusually for town living there is private courtyard garden, ideal for outside dining and potted plants. In addition, there is an allocated parking space.

SITUATION

This is one of Cheltenham's finest addresses, a tree lined road made up of an opulent building and some of the esteemed The Cheltenham Ladies' College estate, making it an ideal base for parents regularly visiting the school. Within a stroll from Montpellier, this leafy area is within a very short walk of a collection of smart local coffee shops, hairdressers, Pilates studios and world class restaurants including The Ivy. Cheltenham's fashionable shopping district is within a stone throw, providing a leafy high street scene. This area is extremely accessible making it suitable for all lifestyles and stages, Cheltenham Spa train station is just over a mile away and can be reached comfortably by foot. Whilst motorway access is also excellent.

AGENT NOTES

Management Company – Cambray Property Management LTD acting for

Share of the Freehold

Council Tax Band - D

Local Authority – Cheltenham Borough Council

Service Charge £1980 PA

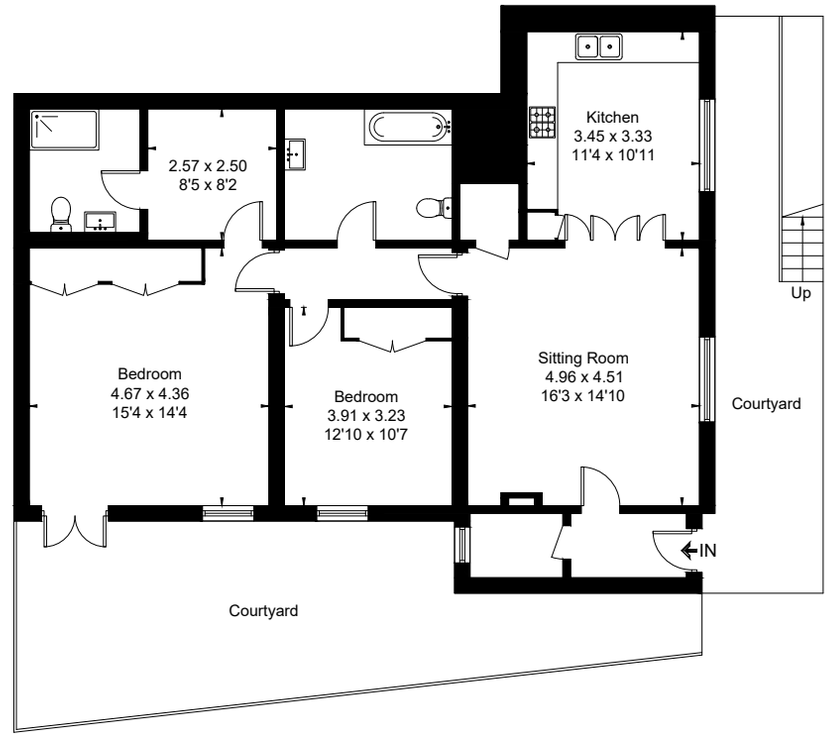




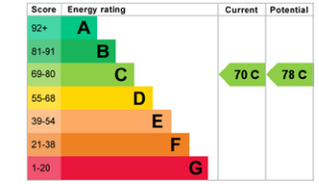


Floorplans

Approximate Floor Area = 111.2 sq m / 1197 sq ft



Lower Ground Floor









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