



A spacious raised ground floor apartment

1 Sedum House, Eldorado Crescent, Cheltenham, Gloucestershire, GL50 2PY

Leasehold with a share of freehold - 999 year lease from March 1973



Entrance hall • kitchen • sitting/dining room • three bedrooms • bathroom • cloakroom • utility room • communal garden • two garages and visitors parking

Situation

Sedum House is situated off Eldorado Crescent, a quiet tree-lined residential backwater, adjoining Cheltenham Ladies College playing fields. The train station and Montpellier are within walking distance, with the town centre also close by.

Less than a hundred miles from London, Cheltenham nestles beautifully between the Cotswold Hills and the Wye Valley, and is home to numerous prestigious schools including Cheltenham College, Cheltenham Ladies College, Dean Close and Pates Grammar which recently topped the national GCSE schools league table.

For those with a taste for the finer things in life, there are Michelin starred restaurants, numerous bars, stylish shops and salons aplenty. For art and history lovers there is The Wilson, Cheltenham's newly refurbished museum and art gallery, whilst Cheltenham also has a thriving cultural scene that includes two concert halls and three theatres.

There are the numerous festivals such as The Wychwood Festival, the festivals of literature, science, food and drink and, perhaps the pinnacle for some, the jazz festival, which has historically attracted such known performers as Van Morrison, Jamie Cullum and Jools Holland. Undoubtedly for many more, the highlight of the year

is the annual racing festival culminating with the Cheltenham Gold Cup, the blue riband event of the national hunt calendar, and an attraction that draws the public to the town year after year.

Description

1 Sedum House is situated on the raised ground floor of this purpose built building comprising only six apartments. Presented in excellent decorative condition, the apartment offers approximately 1418 sq ft of accommodation.

Accessed via a communal entrance, the apartment is located across the hall. Inside the apartment, a spacious and light entrance hall leads to the large sitting/dining room which enjoys a triple aspect, Juliet balcony and views to the pretty communal garden. The modern kitchen incorporates a Siemens induction hob, Silestone worktops, breakfast bar, storage cupboard and a separate utility room. The main bedroom offers large built-in wardrobes and is serviced by a bathroom located off the hall. There are two further bedrooms, one of which is currently used as a study. There is also a useful cloakroom and two large storage cupboards.

Outside, there are two garages and visitor parking, along with a well maintained communal garden and seating area.



**Services**

Mains water, electricity and drainage. Electric heating.

Local Authority

Cheltenham Borough Council.
Tel: 01242 262626.

Tenure

Leasehold with a share of freehold - 999 year lease from March 1973

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



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Approximate Area 131.7 sq m / 1418 sq ft

Garage 26.2 sq m / 282 sq ft

Total 157.9 sq m / 1700 sq ft

Becky Brooks

Savills Cheltenham

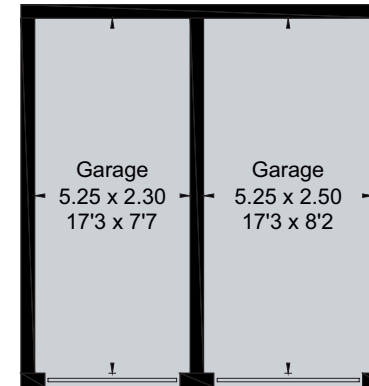
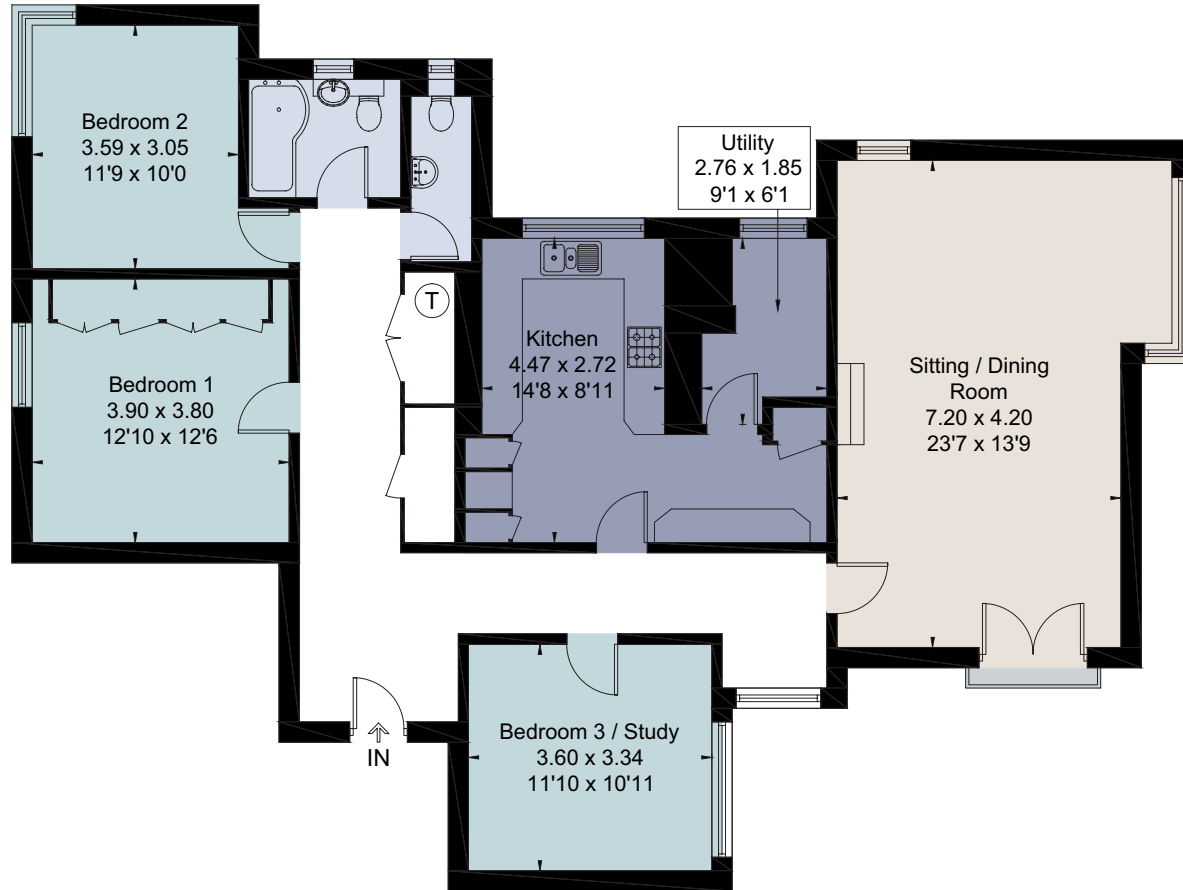
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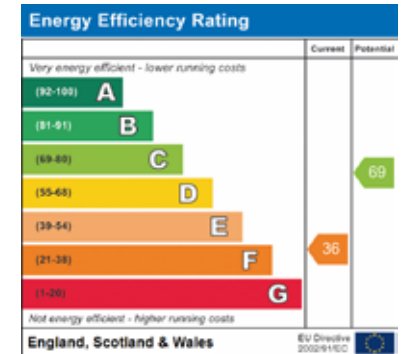


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(Not Shown In Actual Location / Orientation)



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