



I ST MARTINS TERRACE

CLARENCE SQUARE ♦ CHELTENHAM ♦ GLOUCESTERSHIRE ♦ GL50 4JR

savills

I ST MARTINS TERRACE

CLARENCE SQUARE ♦ CHELTENHAM
GLOUCESTERSHIRE ♦ GL50 4JR

**A WELL PRESENTED TWO BEDROOM
FIRST FLOOR APARTMENT IN A PERIOD
STYLE MODERN BUILDING IN SOUGHT
AFTER CLARENCE SQUARE**

Communal entrance ♦ entrance hall ♦ sitting room/dining
room ♦ kitchen ♦ master bedroom with en suite shower
room ♦ second double bedroom ♦ family bathroom

Underground allocated parking behind electric gates
♦ communal garden ♦ narrow balcony
♦ bike store and further storage





SITUATION

Apartment 1, St Martins Terrace is located in the sought after Clarence Square in Pittville, one of the most desirable locations in Cheltenham. Only a short distance from the towns shopping and recreational facilities, the property is also well situated for the wonderful Pittville Park.

Cheltenham is famed as one of the most complete Regency towns in England and historically the original and most fashionable spa.

Less than a hundred miles from London it 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.

Now a highly sought after place to live (voted the number 1 place in the United Kingdom to bring up a family by the Telegraph early in 2015), the town is well known for its grand houses set amongst formal avenues and beautiful garden squares.

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

Apartment 1, St Martins Terrace is a wonderful light and airy first floor apartment located on the Eastern side of Clarence Square with views across the square itself. The apartment comprises the entire first floor of this section of the building. The main reception room is a wonderful large room with

three windows and extending to 25' in length, with a dining area which, subject to any necessary consents, could be opened in to the adjacent kitchen.

The entrance hall links the rooms and provides access to the well fitted kitchen, cloaks cupboard and cloakroom, which doubles up as a utility room. There are two double bedrooms, the master with an en suite shower room and dressing area, while the guest room has access to the main bathroom from the hall.

Accessed via a communal entrance, there is a lift to each floor. There is a secure private parking space behind electric gates, supplemented by on road residents permit parking. There is a walled communal garden, bike store and further store.

SERVICES

Mains water, electricity and drainage. Electric central heating.

TENURE

Share of freehold with a lease expiring 2126.

LOCAL AUTHORITY

Cheltenham Borough Council. Tel: 01242 262626.

ENERGY PERFORMANCE

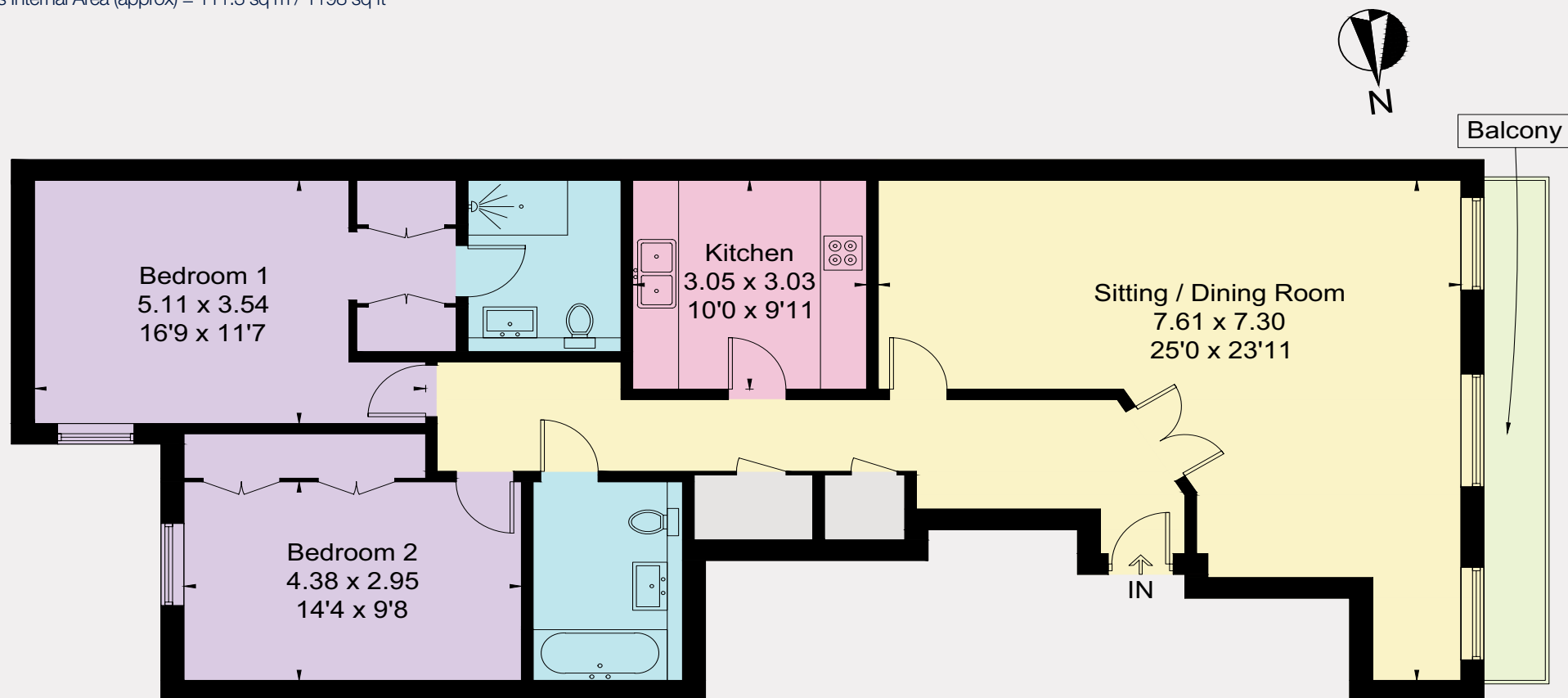
A copy of the full Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment with Savills.

FLOORPLANS

Gross Internal Area (approx) = 111.3 sq m / 1198 sq ft



Savills Cheltenham

The Quadrangle, Imperial Square,
Cheltenham GL50 1PZ
cheltenham@savills.com

01242 548 000

savills.co.uk

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 181207CJ

