



2 HEYSHAM HOUSE

CHELTENHAM ♦ GLOUCESTERSHIRE ♦ GL50 2RA

savills

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52 PARK PLACE ♦ CHELTENHAM ♦ GL50 2RA

A RARE AND BEAUTIFUL RAISED
GROUND FLOOR APARTMENT WITH
A WEALTH OF ORIGINAL FEATURES
OFFERING THREE BEDROOMS,
GARAGE, TWO PARKING SPACES
AND GARDEN IN THIS SOUGHT
AFTER LOCATION

Entrance hall ♦ sitting room ♦ kitchen/dining room
master bedroom with en suite shower room ♦ two further
bedrooms ♦ family bathroom

Garage ♦ four external storage rooms ♦ garden ♦ two
parking spaces





SITUATION

Heysham House is situated on the corner of Park Place and Grafton Road, within walking distance of Montpellier, Bath Road, The Suffolks and Tivoli. These areas of Cheltenham offer a cosmopolitan lifestyle having boutique shops, cafes with wonderful on street terraces and wine bars, close to the town centre.

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.

DESCRIPTION

Rarely available to the market, 2 Heysham House is a unique property occupying the entire raised ground floor of this commanding period building. With its own front door, the apartment offers a generous entrance hall with stained glass and stunning high ceilings. Also of note are the elaborately decorative mouldings and cornicing found in several of the rooms.



Presented in good decorative order, the apartment offers spacious accommodation including three bedrooms, two bath/shower rooms including a master bedroom with an en suite shower room. The sitting room is at the front of the apartment and enjoys three large windows, perfectly positioned to experience views to the front garden.

The large kitchen/dining room is located at the side of property and has two large south facing windows allowing excellent amounts of light. There are a good range of cupboard and drawer units and a door to the store room and garage at the rear. The family bathroom is at the end of the hall along with a useful storage cupboard.

At the front of the property is a carefully landscaped garden with a paved seating area. The apartment also benefits from two parking spaces.

SERVICES: Mains water, electricity, gas and drainage. Gas fired central heating.

TENURE: 2 Heysham House owns the freehold of the building.

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

Approximate Area = 166.6 sq m / 1793 sq ft (Including Store)

Garage = 15.7 sq m / 169 sq ft

Storage = 5.3 sq m / 57 sq ft

Total = 187.6 sq m / 2019 sq ft



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