



# APARTMENT 7, REGAL HOUSE

61 RODNEY ROAD ♦ CHELTENHAM ♦ GLOUCESTERSHIRE ♦ GL50 1HX

savills

# APARTMENT 7, REGAL HOUSE

61 RODNEY ROAD ♦ CHELTENHAM  
♦ GLOUCESTERSHIRE ♦ GL50 1HX

A SPACIOUS TWO BEDROOM  
APARTMENT SITUATED ON THE  
FIRST FLOOR OF AN ATTRACTIVE  
REGENCY STYLE BUILDING IN A  
VERY CENTRAL LOCATION.

Entrance hall ♦ open plan kitchen/living room/dining room  
♦ master bedroom with en suite shower room  
♦ second bedroom ♦ bathroom

Communal entrance ♦ lift







## SITUATION

Regal House is situated in Rodney Road in the centre of town, a stone's throw from John Lewis and within walking distance of Montpellier. This area of Cheltenham offers 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.

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

Regal House is a superb development of just eleven high specification apartments created from a Regency style building.

Apartment 7 offers spacious accommodation including a master bedroom with an en suite shower room, second bedroom and further bathroom.

The open plan kitchen/dining room/sitting room enjoys three large windows providing a light and spacious living area. The kitchen offers a good amount of cupboards with integrated appliances.

## SERVICES

Mains water, mains drainage, mains electricity. Electric heating by controllable panel heaters, underfloor electric heating to bathrooms and en suites.

## TENURE

Share of freehold

## LOCAL AUTHORITY

Cheltenham Borough Council. Tel: 01242 262626.

## ENERGY PERFORMANCE

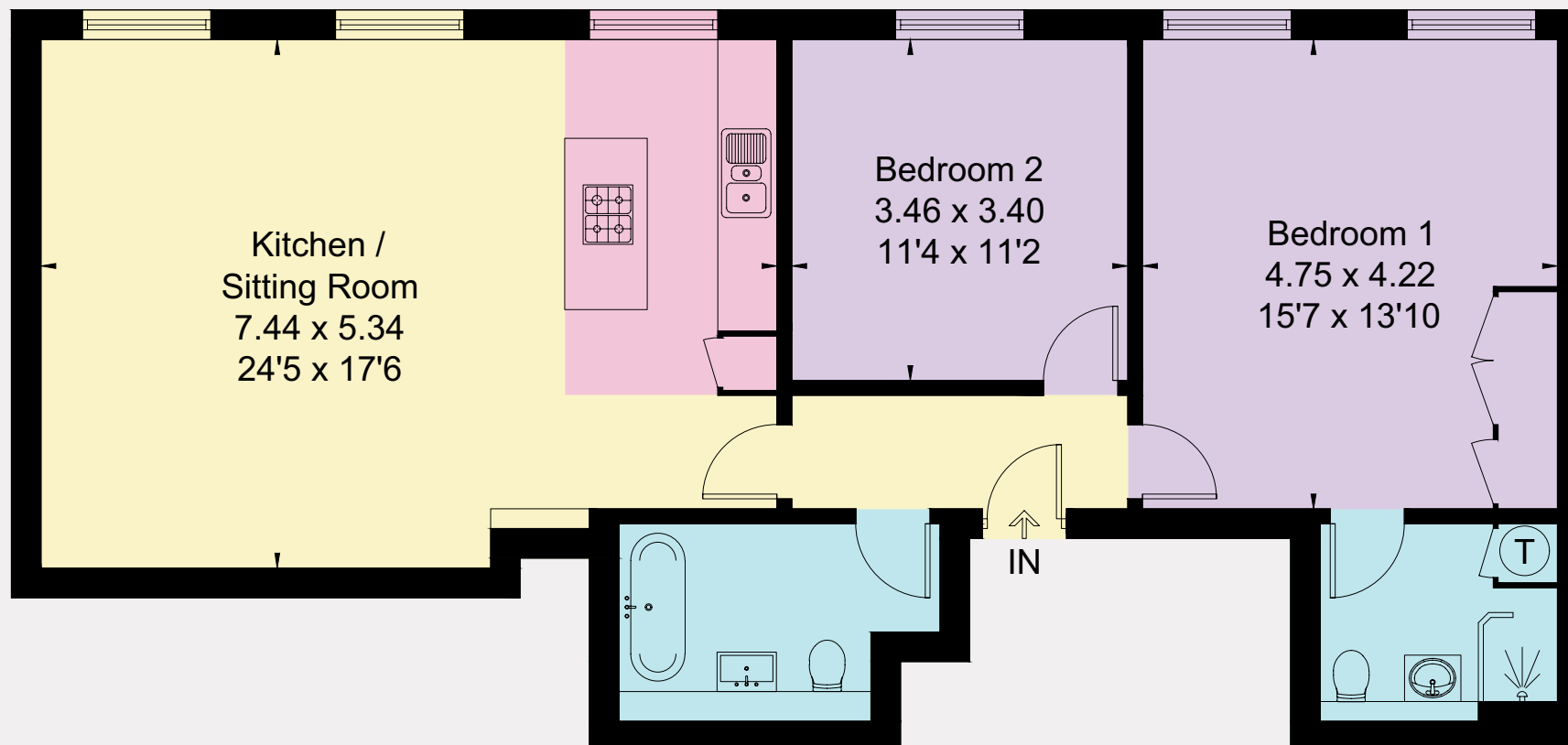
A copy of the full Energy Performance Certificate is available upon request.

## VIEWING

Strictly by appointment with Savills.

## FLOORPLANS

Total Approximate Area = 88.1 sq m / 948 sq ft  
Including Limited Use Area (0.8 sq m / 9 sq ft)



## First Floor

### Savills Cheltenham

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

01242 548 000

[savills.co.uk](http://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. 190603BB

