



A Spacious duplex apartment close to Pittville Park

Flat 4, 2 Albert Road, Cheltenham, Gloucestershire, GL52 2QX

Leasehold with share of freehold – 999 year lease from 16th May 2000

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Dining room • kitchen • sitting room • principle bedroom with en suite shower room • further bedroom • bathroom • utility • private courtyard garden with external pedestrian access • two secure parking spaces

Situation

Rothesay Mansions is located on Albert Road on the north side of town close to Pittville Park and the Pump Rooms. The racecourse is also close by, along with the town centre amenities.

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

Rothesay Mansions is a beautiful Grade II listed detached villa with wrought iron railings and private allocated parking. Accessed via a newly decorated communal hallway, this duplex apartment is located on the ground and lower ground floors, offering approximately 1295 sq ft of accommodation. Featuring large shuttered sash windows and high ceilings on the ground floor, the apartment maintains many original features. A light and spacious dining room leads around the corner to an impressive kitchen complete with range oven and breakfast bar. There is also a rear door leading to the courtyard garden. Along the hall to the front of the building, there is a stunning sitting room which features a period fireplace with an inset wood burner.

Downstairs there are two spacious bedrooms, both with built in wardrobes and the principle has an en suite shower room. A recently refitted bathroom serves the second bedroom and there is also a useful utility on this level.





Outside, to the rear there is a raised decked area with steps leading to a private courtyard garden laid to patio offering side access to the front of the building. To the front, there are two secure allocated parking spaces.

Services

Mains water, electricity, gas and drainage. Gas central heating.

Local Authority

Cheltenham Borough Council.
Tel: 01242 262626.

Tenure

Leasehold with share of freehold - 999 year lease from 16th May 2000

Viewing

Strictly by appointment with Savills.



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Approximate Area 120.3 sq m / 1295 sq ft

Including Limited Use Area (0.9 sq m / 9 sq ft)



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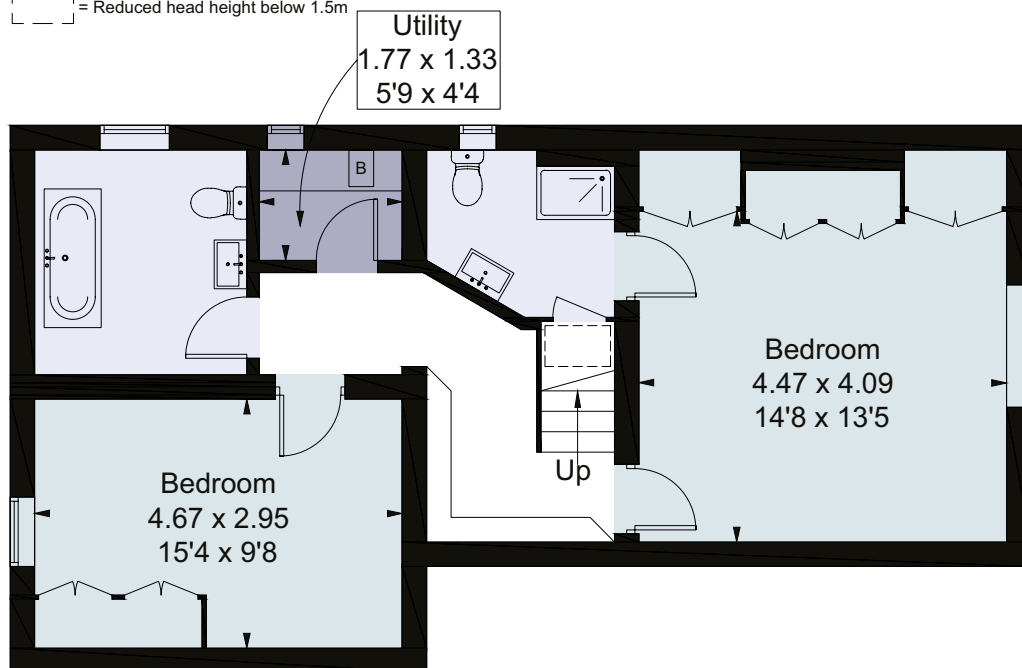
Becky Brooks

Savills Cheltenham

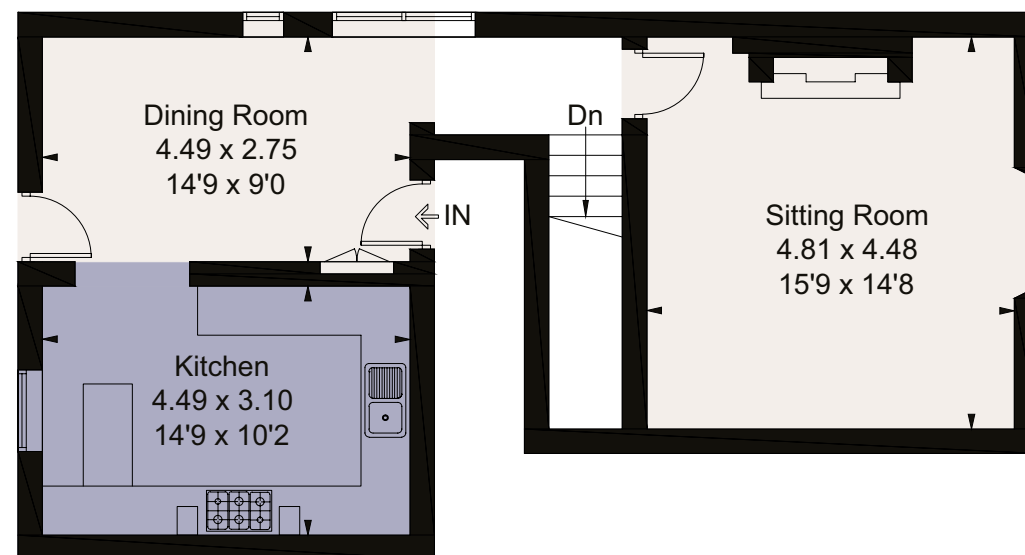
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[] = Reduced head height below 1.5m



Lower Ground Floor



Ground Floor

For identification only. Not to scale. © 201029BB

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