



A regency style three bedroom apartment

Flat 7, 10 Queens Parade, Cheltenham, Gloucestershire, GL50 3BB

Leasehold with a share of freehold - 999 years from 1 January 1987



Entrance hall • kitchen/dining room • sitting room
• principal bedroom with en suite bathroom • two further bedrooms • bathroom • balcony • secure underground parking • communal garden.

Situation

Queens Parade has an exceptional position at the top of Montpellier, adjacent to Parabola Road with a lovely view along Bayshill Road. This highly sought after location is close to Cheltenham's most fashionable districts offering boutique hotels, shops, restaurants, wine bars and parks.

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 which are close to 10 Queens Parade. Dean Close and Pates Grammar are also esteemed and have recently topped the national GCSE schools league table.

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 jazz, science, food and drink and, perhaps the pinnacle for some, the literature festival.

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

10 Queens Parade is an impressive purpose-built regency style building designed to complement the adjoining listed terrace at the top of Bayshill Road. Occupying the raised ground floor, the apartment offers a generous 1,203 sq ft of accommodation. Stone steps lead to the main entrance which has a video entry phone to the apartment and CCTV to the communal hall with a lift to all floors including the garage. On entering the apartment, an entrance hall leads to the beautifully spacious, elegant sitting room, complete with three large arched floor-to-ceiling windows, high ceilings and ornate cornicing. This room offers a dual aspect with views to Bayshill Road at the front. The kitchen is a good size and includes a screen, dining table and fitted banquette. Along the hall is the principal bedroom which features a built-in wardrobe, en suite bathroom and patio doors to the balcony. There are two further bedrooms, the second also has a built-in wardrobe and access to the balcony.





The family bathroom offers a separate shower enclosure and there are three useful storage cupboards located off the hallway, one of which is an airing cupboard and another contains the washer/dryer.

Outside the property, to the front is a well-tended communal garden which is laid mainly to lawn. At the rear is secure underground parking for one car. The property is offered with no onward chain.

Services

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

Local Authority

Cheltenham Borough Council.
Tel: 01242 262626.

Tenure

Leasehold with a share of freehold - 999 years from 1 January 1987

Energy Performance

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

Viewing

Strictly by appointment with Savills.



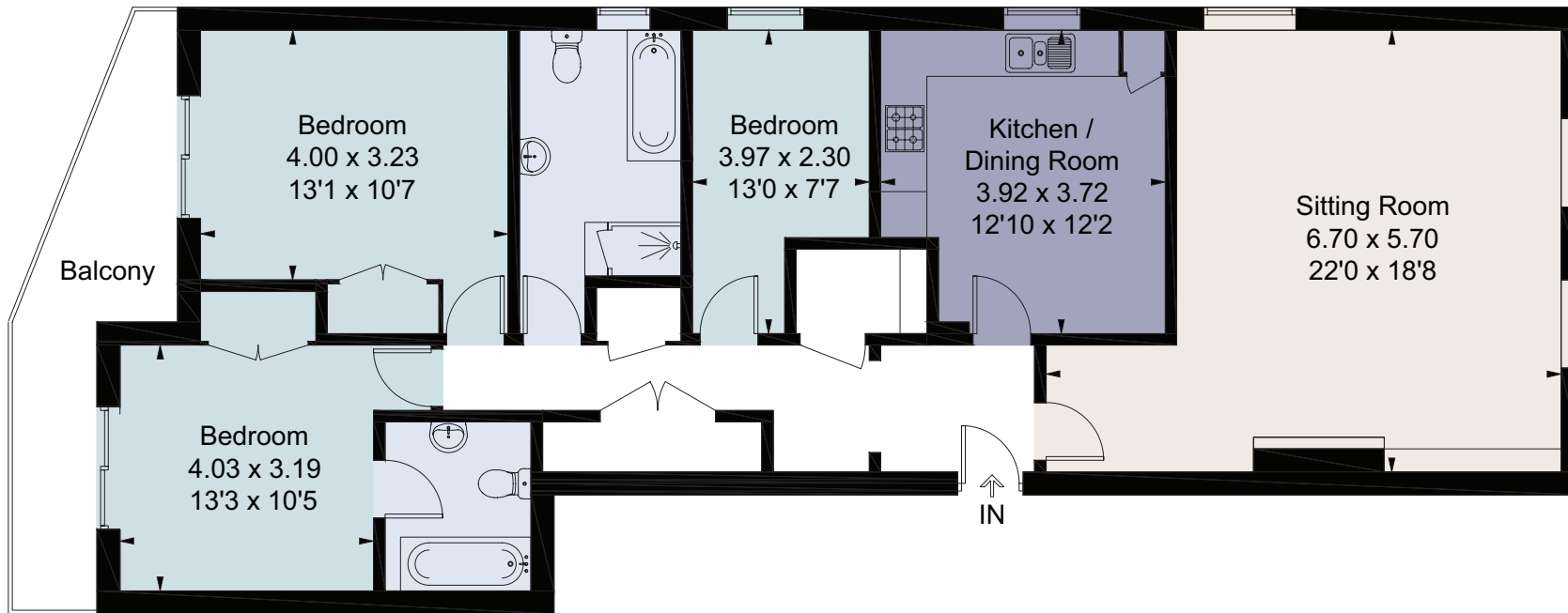
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Approximate Area 111.8 sq m / 1203 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For identification only. Not to scale. © 200930BB

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