



## APARTMENT 2, 3 ORIEL VILLAS

ORIEL ROAD ♦ CHELTENHAM ♦ GLOUCESTERSHIRE ♦ GL50 1XN

savills



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A SUPERBLY LOCATED GROUND  
AND LOWER GROUND FLOOR DUPLEX  
APARTMENT WITH PRIVATE COURTYARD  
GARDEN AND SECURE PARKING  
BEHIND ELECTRIC GATES

Communal entrance ♦ entrance hall ♦ sitting room/  
dining room ♦ kitchen ♦ master bedroom with en suite  
shower room ♦ second bedroom ♦ bathroom  
♦ underfloor heating in both bathrooms ♦ marble fireplace  
with working gas fire ♦ draught proofed original sash  
windows ♦ original (restored) cornicing & period features  
♦ option for full / part furnished

Courtyard garden ♦ secure parking  
♦ additional permit parking available





## SITUATION

Oriel Road is superbly located in the heart of cosmopolitan Cheltenham, within walking distance of Montpellier, Tivoli and the shopping district.

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

Oriel Villas is a wonderful renovated apartment scheme created by Boo Homes in recent years. Apartment 2 was originally the show home and hence enjoys high quality fittings throughout, including a wonderful engineered oak floor in the main reception room, superior kitchen and stunning bathroom and shower room fittings.

The accommodation briefly comprises large sitting room/ dining room, fitted kitchen, two double bedrooms including

a master bedroom with an en suite shower room, and a main bathroom. Accessed from the second bedroom is a private courtyard.

A major feature of the property is the private allocated parking at the front of the building which is found behind electric gates, a rarity in a property found so close to the centre of the town.

## SERVICES

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

## TENURE

Leasehold with the balance of a 999 year lease commencing 2011. Ground rent is £200 per annum, maintenance charge is about £156 per month. The managing agents are Cambray Property Management.

## LOCAL AUTHORITY

Cheltenham Borough Council. Tel: 01242 262626.

## ENERGY PERFORMANCE

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

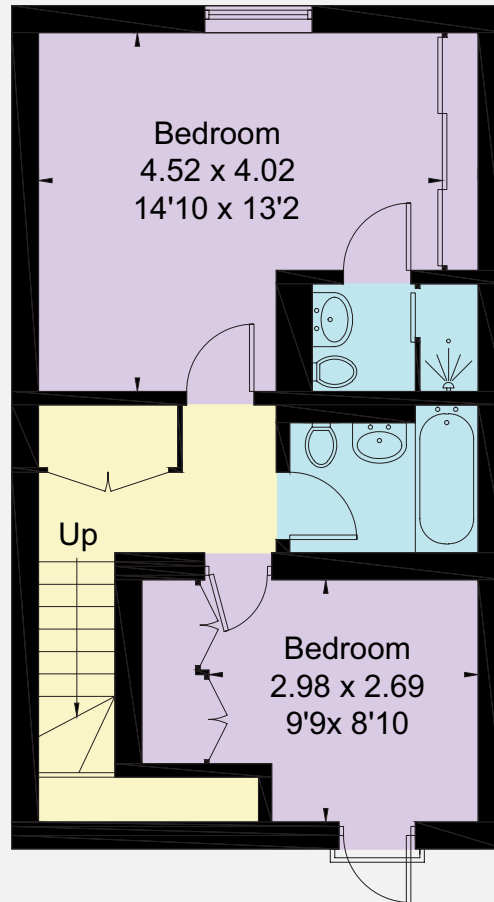
## VIEWING

Strictly by appointment with Savills.

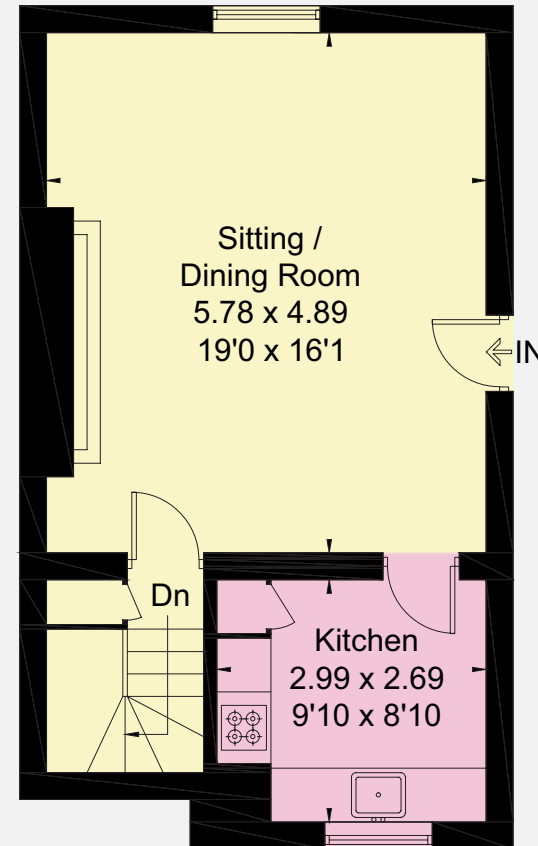


## FLOORPLANS

Gross Internal Area (approx) 84.8 sq m / 912 sq ft



Lower Ground Floor



Ground Floor

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