



Garden apartment requiring refurbishment

Flat 1 Heysham House, 52 Park Place, Cheltenham, Gloucestershire, GL50 2RA

Leasehold - 999 year lease from June 1952



Entrance hall • kitchen • dining room • sitting room
• bathroom • two bedrooms • occasional third bedroom/
study • store • garage • parking

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. 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.

Description

Heysham House is a commanding period building converted into four spacious apartments. Apartment 1 has its own private entrance and occupies the entire lower ground floor offering approximately 1765 sq ft of accommodation.

Requiring refurbishment, this is an excellent opportunity to create a beautiful two/three bedroom apartment.

A spacious entrance hall leads to the kitchen, dining room, family bathroom and large sitting room. There are two good sized bedrooms, one enjoying a dual aspect, and a third occasional bedroom with potential to be converted into an en suite bathroom. There is also a useful store room which could be used to create a utility room/bathroom.

Outside, there is a charming private garden with a paved terrace and steps up to lawn and planted borders. There is also a garage with parking in front.

Services

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

Tenure

Leasehold – 999 year lease from June 1952

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.





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Approximate Area 164 sq m / 1765 sq ft

Garage 24.5 sq m / 264 sq ft

Total 188.6 sq m / 2030 sq ft

Including Limited Use Area (1.6 sq m / 17 sq ft)



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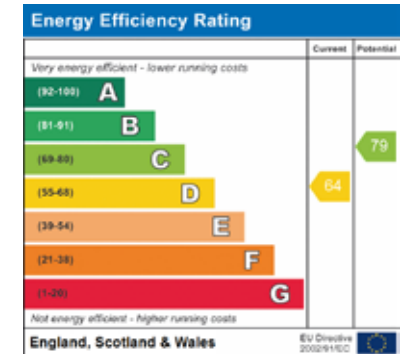
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