



A stylish 2nd floor two/three bedroom apartment

36E The Broad Walk, Imperial Square, Cheltenham, Gloucestershire, GL50 1QG

Leasehold with a 999 year lease from 1 January 1996

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Communal entrance • entrance hall • kitchen • sitting/
dining room • dining room/occasional bedroom
• main bedroom with en suite bathroom • second
bedroom • bathroom • secure underground parking
space

Situation

36E The Broadwalk is situated within walking distance of Montpellier, an area of Cheltenham with a cosmopolitan lifestyle having cafes with wonderful on street terraces and wine bars, close to the town centre. Cheltenham became a spa town in 1716, although its popularity flourished after King George III visited in 1788. Its heyday as a spa town was to last from about 1790 to 1840 and it was during these years that many of the town's fine Regency terraces, crescents and villas were built.

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

36E The Broadwalk is located on the second floor of a delightful, purpose built, property which was constructed in the Regency style about twenty years ago.

The apartment offers spacious accommodation with a generous central entrance hall leading through to the modern galley kitchen.





The sitting room enjoys dual aspect and benefits from three sash windows. Folding doors open into the dining room which could also be used as an occasional bedroom.

The main bedroom offers fitted wardrobes and en suite bathroom with separate shower. The second bedroom also has fitted storage and there is a further bathroom across the hall.

There is a lift within the building and the property benefits from an underground allocated parking space which can be supplemented by residents parking permits.

Services

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

Tenure

Leasehold with a 999 year lease from 1 January 1996. The current service charge is £2845.01 per annum.

Postcode

GL50 1QG

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 119.5 sq m / 1286 sq ft

Including Limited Use Area (0.6 sq m / 6 sq ft)



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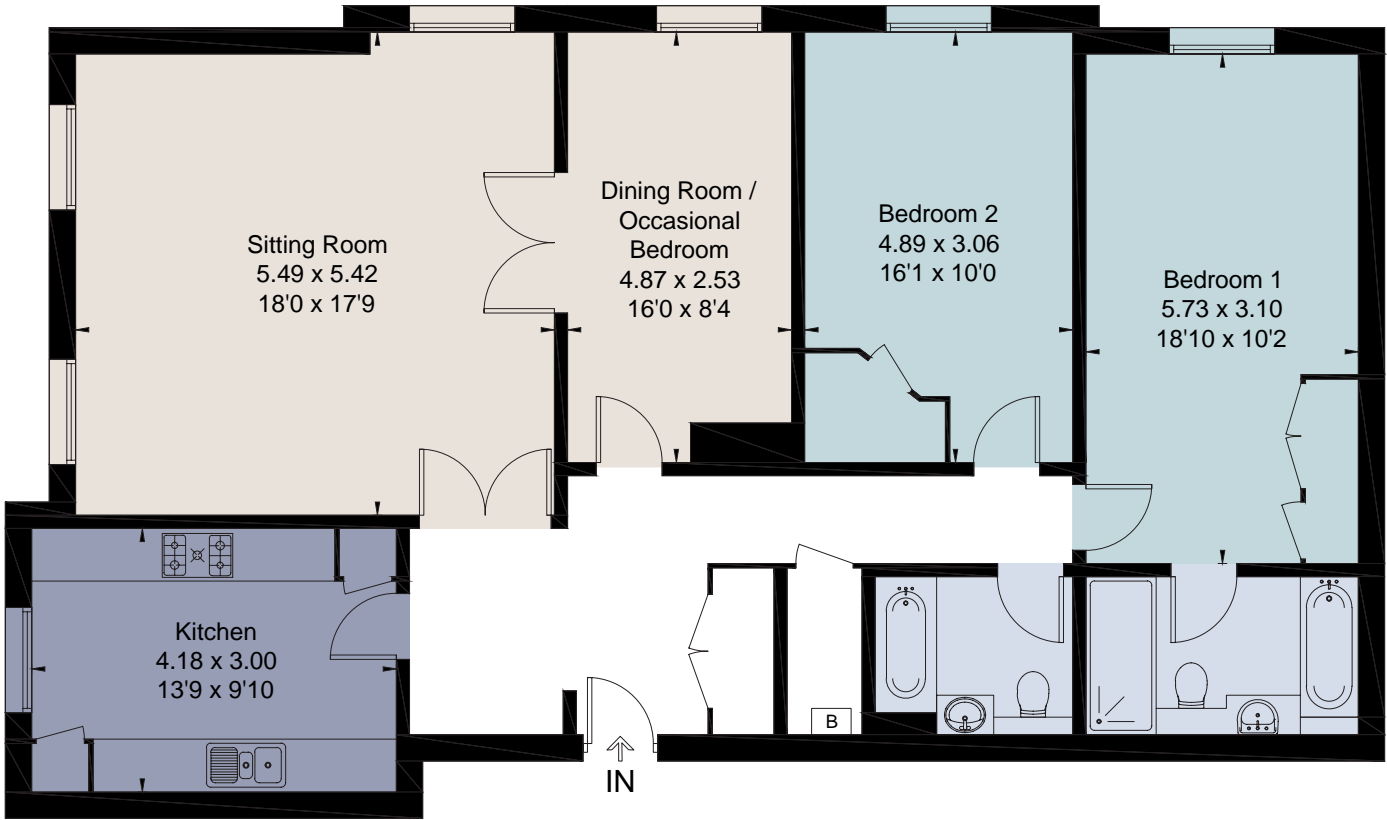
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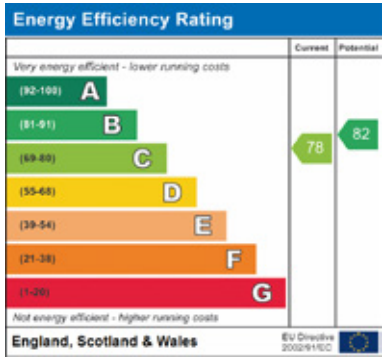
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Second Floor



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