



A spacious apartment with superb views

Apartment 3, 24 Warden Hill Road, Cheltenham, Gloucestershire GL50 2JH

Share of freehold. 999 year lease from 1957



Communal entrance hall • private front door and staircase up to second floor • entrance hall • open plan kitchen/dining/sitting room • two large bedrooms (one with en suite bathroom) • shower room • garage and residents' parking.

Situation

Warden Hill Road is within a popular residential area situated on the south west side of Cheltenham town centre, within easy reach of Lansdown, the train station, Bournside and Dean Close Schools.

Cheltenham is famed as one of the most complete Regency towns in England and historically the original and most fashionable spa.

There are Michelin starred restaurants, numerous bars, stylish shops and salons aplenty. For art and history lovers there is The Wilson, 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, jazz, science, food and drink.

Description

Comprising just four apartments (one on each floor), this wonderful detached building is well run and organised by the four apartment owners, who also own the freehold of the building.

Accessed through the communal hallway, Apartment 3 is located on the top floor, extends to over 1500 sq ft, and has a private front door and staircase off the first floor. The rooms are particularly generous in size and each

offers lovely views, with different aspects, allowing an almost 360 degree outlook. The reception room is open plan with a modern fitted kitchen, dining area and sitting area. The room has a high sloping ceiling giving a light and airy feel, and south facing windows with lovely views towards Leckhampton Hill, plus a fireplace with fitted gas fire. There are two spacious bedrooms, one with fitted wardrobes and fireplace and the other with a lovely en suite bathroom, plus a further shower room.

Externally, there is a shared parking area and garaging including a single garage for Flat 3.

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

Tenure: Share of freehold with vacant possession on completion. 999 year lease from 1957. Maintenance charges are currently £50 per calendar month.

Local Authority: Cheltenham Borough Council. Tel: 01242 262 626.

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 140.3 sq m / 1510 sq ft (Excluding Void)

Garage 9.3 sq m / 100 sq ft

Total 149.6 sq m / 1610 sq ft

Catherine Anderson

Savills Cheltenham

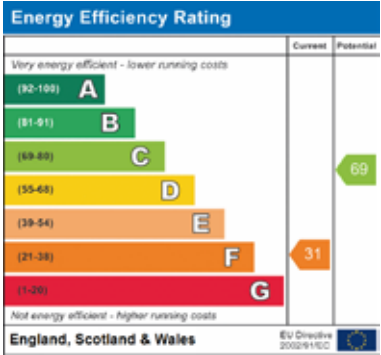
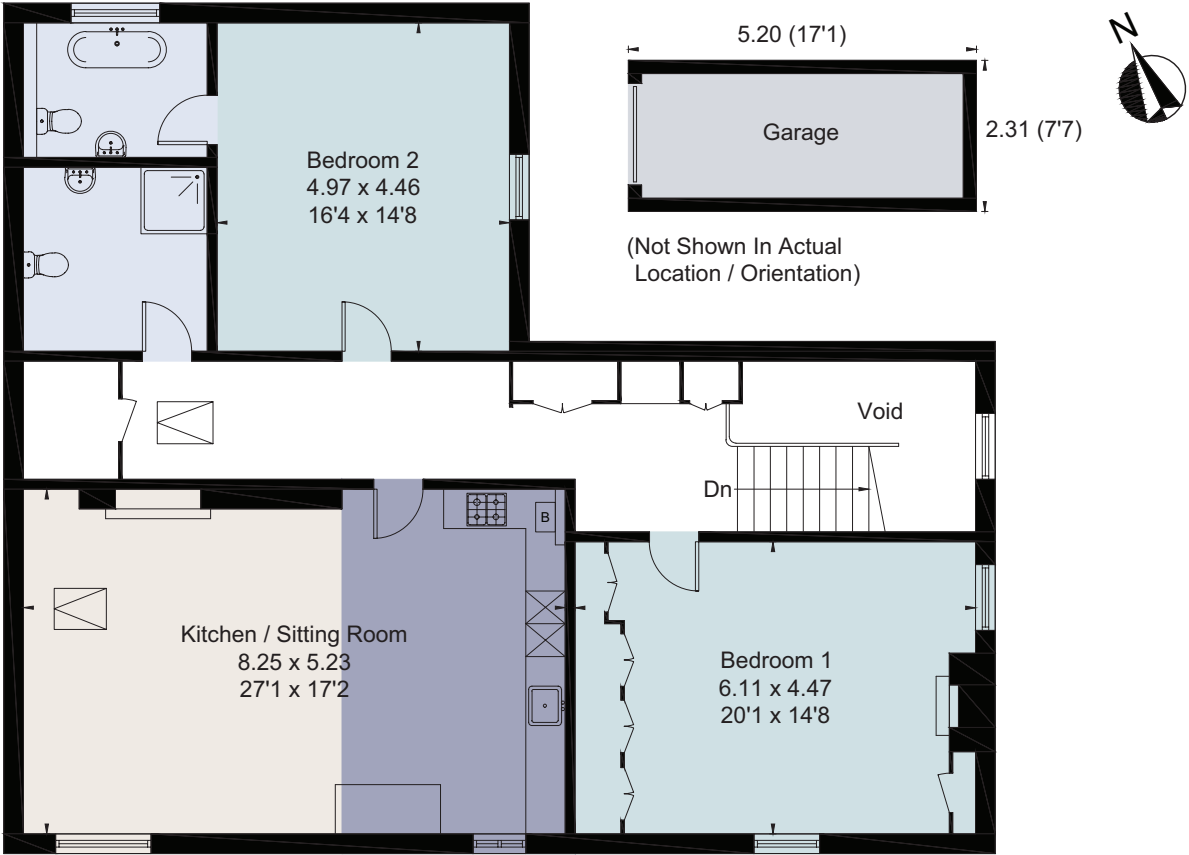
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