

APARTMENT 8, STANHOPE HOUSE, QUEENS ROAD,
CHELTENHAM, GLOUCESTERSHIRE, GL50 2LR



APARTMENT 8, STANHOPE HOUSE

This imposing Regency building is set well back from a premium road close to the vibrant Montpellier district. The building consists of 9 self-contained apartments with number 8, which is offered with no onward chain and in exceptional condition being positioned on the second floor.

- Spacious, light and generously proportioned accommodation with extensive storage
- Wide reception hall, recently refitted modern 14' kitchen/breakfast room with a selection of integrated appliances and a separate exceptional 16' sitting room
- Sizeable principal bedroom suite with built in wardrobe, eaves storage and a recently refitted en-suite bathroom
- Guest bedroom with built in double wardrobes
- Recently fitted modern shower room with Bluetooth controlled shower and integrated speaker in the mirror
- Superb well-manicured communal gardens, outside storage shed and allocated and visitor parking
- Ideal first time, investment or second home purchase and offered with no onward chain

Situated on the second floor of this beautifully proportioned, detached double fronted villa therefore enjoying wonderful views this superb apartment offers accommodation in the region of 1100sqft. Internally, the property is presented to an exceptional standard, retaining a wealth of character, including exposed wood floors complemented by a recently refitted kitchen and replacement of both bath/shower rooms.





SITUATION

Stanhope House stands in beautiful communal grounds within a ten minutes' walk of a wide selection of amenities in Tivoli and Montpellier, the property is also ideally located for a number of Cheltenham's most sought after schools including Cheltenham Ladies College and Dean Close. Within proximity is Cheltenham Spa railway station and the M5 motorway network at Junction 11 as well as the A40 to the Cotswolds and London. Cheltenham is a historic spa town renowned for its beautiful architecture and exciting festival calendar including the Gold Cup held at Prestbury Park every March.

GENERAL INFORMATION:

Local Authority: Cheltenham B C - 01242 262626.
Council Tax Band: (D) – £1,816.65 pa. (2020/2021).

Tenure: Leasehold with share of the freehold
Lease: 150 years from 1999
Service charge: £1,500.00 pa
Managing Agents: Cambray P.M Cheltenham

VIEWINGS

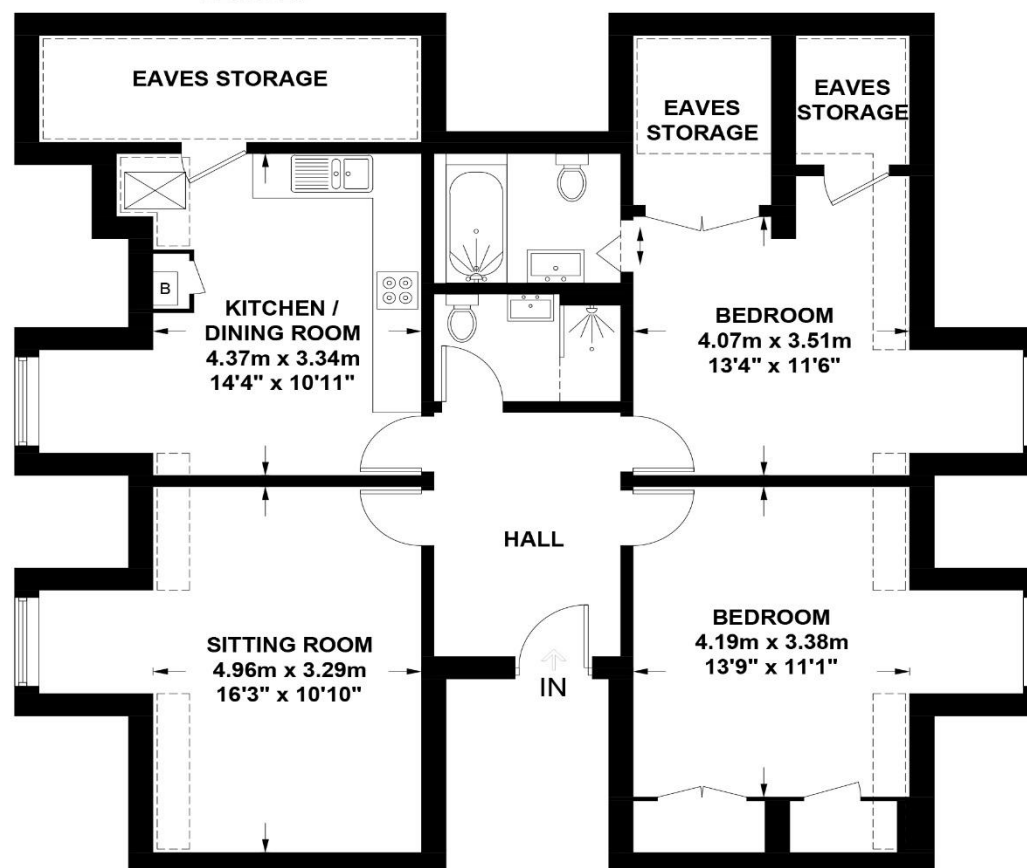
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Gross Internal Area = 102.2 sq m / 1100 sq ft
(Including Eaves Storage)



 = REDUCED HEADROOM BELOW 1.5M / 5'0



This plan is for layout guidance only. Not drawn to scale unless stated.
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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