

# FLAT 1, KINGSTON

OVERTON PARK ROAD, CHELTENHAM, GL50 3BW











### DESCRIPTION

Situated on the raised ground floor within this imposing period property, this substantial two-bedroom apartment enjoys a beautifully proportioned drawing room with ornate cornicing, sash bay window and marble fireplace. The kitchen is modern and enjoys a Southerly aspect. The master bedroom is spacious and has a large storage area. Bedroom 2 could be made larger by incorporating the hallway storage cupboard, if required, whilst the shower room is both modern and generous in size. Unlike many other apartments in this price range, this property has the benefit of a garage together with off road parking.

### SITUATION

Located along one of Cheltenham's most highly regarded roads near to Christ Church and within a short walk of the town centre, Cheltenham's famous tree lined Promenade and various other amenities including Waitrose and the railway station. This stunning period property is set back from this quiet road just a stone's throw from Cheltenham Ladies College.

### VIEWINGS

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

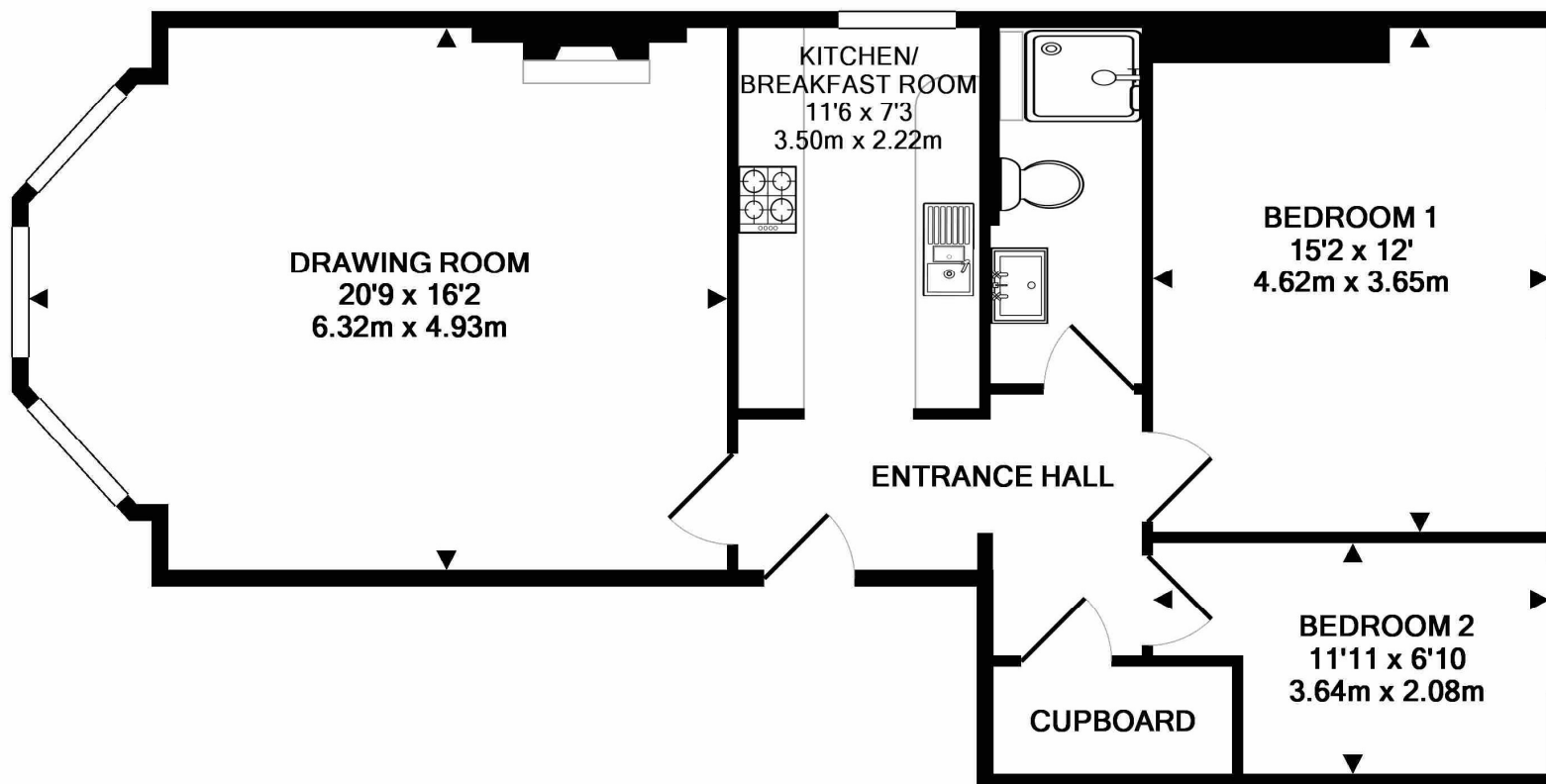
### GENERAL INFORMATION

Tenure: Leasehold. Length of Lease: TBC  
Service Charge: Approx. £179 pcm.  
Ground Rent: £250 pa. EPC Rating: C

Mains water, electricity, gas and drainage are connected to the property.

Local Authority:

Cheltenham Borough Council: 01242 262626  
Council Tax Band: (D) - £1,898.38 pa. (2021/2022).



TOTAL APPROX. FLOOR AREA 785 SQ.FT. (73.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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