

18 ST. JAMES' SOUTH,
1 JESSOP AVENUE, CHELTENHAM, GLOUCESTERSHIRE, GL50 3SP



18 ST JAMES SOUTH

St James South is a substantial modern apartment building dating from around the turn of this century. Situated in a sought after central location within walking distance of all the towns excellent facilities including schools and shopping on the High Street, Promenade and bustling Montpellier district.

- Communal entrance hall with stairs and lift to all floors and access to the car garage where Apartment 18 benefits from one secure allocated parking space
- Hallway with entry phone and airing cupboard
- Generous open plan kitchen/dining/sitting room with a wonderful open aspect
- Principal bedroom with en-suite shower room, built in wardrobe and direct access onto an east facing sun balcony with distant views to the Cotswolds
- The guest bedroom also has access to the sun balcony and is complimented by a bathroom
- Centrally located and convenient for all of the towns excellent amenities and in particular Waitrose

DESCRIPTION

Located on the 3rd floor within this impressive and architecturally interesting building with views over the town towards the Cotswolds. Apartment 18 has been incredibly well looked after by the present owners and is therefore offered in excellent condition throughout. The living space is generously proportioned and enjoys an open plan kitchen fitted with quality integrated appliances. The property benefits from two well-proportioned bedrooms which have access to the east facing sun balcony suitable for a Paris table and chairs and potted plants, secure parking and a lift.





SITUATION

Located close to the centre of Regency Cheltenham within a couple of minutes' walk of Waitrose supermarket, the Promenade, High Street and the vibrant Montpellier district. Cheltenham is widely regarded for its excellent shopping amenities which range from High Street stores to bespoke boutiques, restaurants and wine bars as well as an outstanding choice of schools. Known as a festival town, Cheltenham has an exciting programme throughout the year including, literature, music, food, cricket and horse racing at Prestbury Park. The town's main transport links are located at J.11 of the M5 motorway network.

GENERAL INFORMATION

Council Tax Band: (C) - £1,558.47pa. (2019/2020).

LEASE INFORMATION

Tenure: Leasehold with 115 years remaining.

Service Charge: Approx. £63.06pcm.

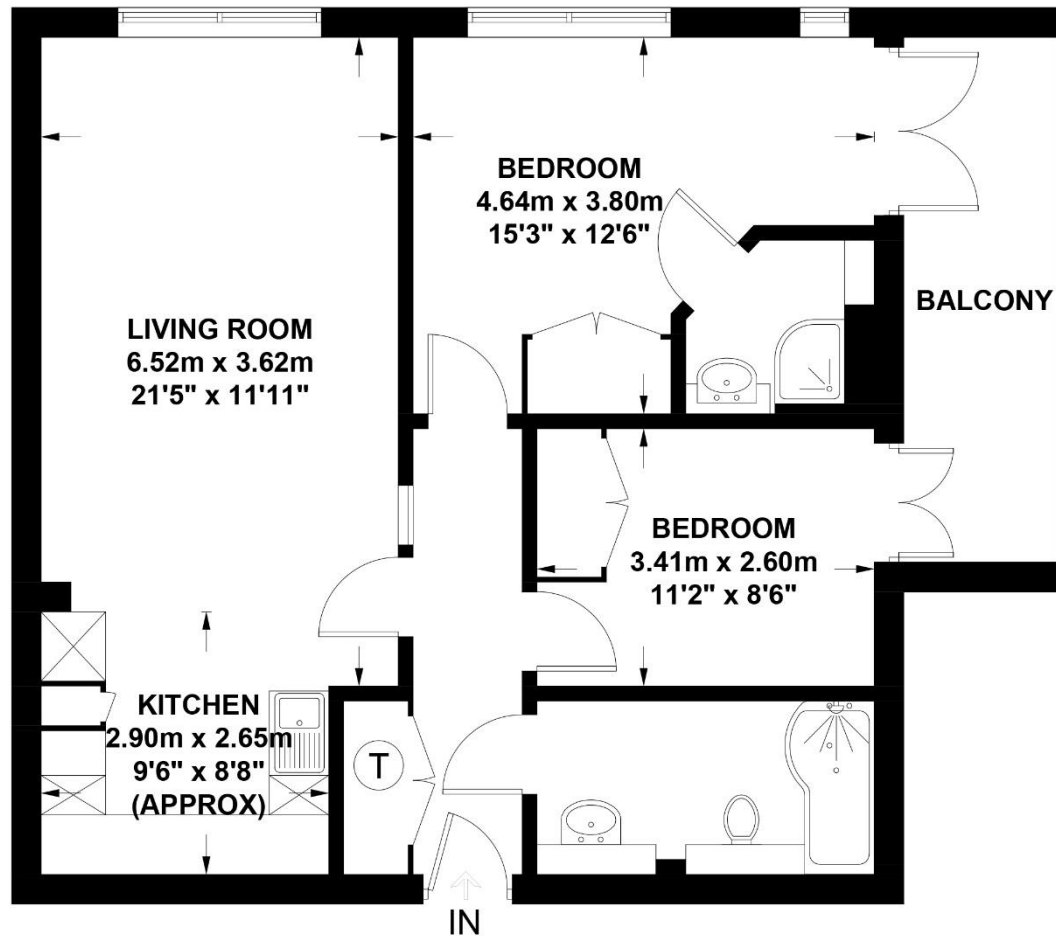
Ground Rent: Approx. £189.86pa.

Managing Agents: Cambray Property Management.

VIEWINGS

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

Approximate Gross Internal Area = 71.5 sq m / 770 sq ft



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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