

11 REGAL HOUSE, RODNEY ROAD
CHELTENHAM, GLOUCESTERSHIRE, GL50 1HX



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This spacious third floor apartment forms part of a small private development located in a central position close to the Promenade, Montpellier & High Street. The apartment has two large double bedrooms, one with an en-suite shower room & fitted wardrobes. The apartment is spacious and light, is well presented and benefits from lift access to all floors.

- Ideal first time purchase or Pied a Terre
- Well-presented third floor apartment with the benefit of lift access forming part of an attractive building converted approximately 9 years ago
- 24' open plan contemporary kitchen/dining/sitting room fitted with a range of kitchen appliances and a central island with a breakfast bar
- Spacious principal bedroom suite with valuable storage and a contemporary en-suite shower room
- Large second bedroom and a superb principal bathroom suite with a free standing bath
- Lift to all floors and permit parking is readily available in the vicinity

A spacious third floor apartment forming part of a superb private development of just eleven flats offering spacious and light accommodation including a sizeable principal bedroom with a double fitted wardrobe and a contemporary en-suite shower room, guest double bedroom and principal bathroom fitted with white sanitary ware and a free standing bath. The open plan kitchen/dining/sitting room benefits from an abundance of natural light with a central island, solid oak worktops, integrated appliances and tall feature radiators. The property is also in good condition and stands in a prime location in the centre of the town as well as being offered chain free.





SITUATION

Regal House is conveniently located in the centre of the town just moments from a wide variety of popular amenities on the High Street such as John Lewis and Marks and Spencer as well as the boutique shops, cafes and wine bars in Montpellier and the Promenade. Cheltenham is a Regency Spa town located on the edge of the Cotswolds, favoured with a thriving social calendar hosting a number of popular festivals throughout the year including literature, food, music, science and racing. Access to the motorway network is via Junctions 11 and 11a of the M5 and Cheltenham Train Station, GCHQ and many of the town's popular schools are within easy reach.

GENERAL INFORMATION

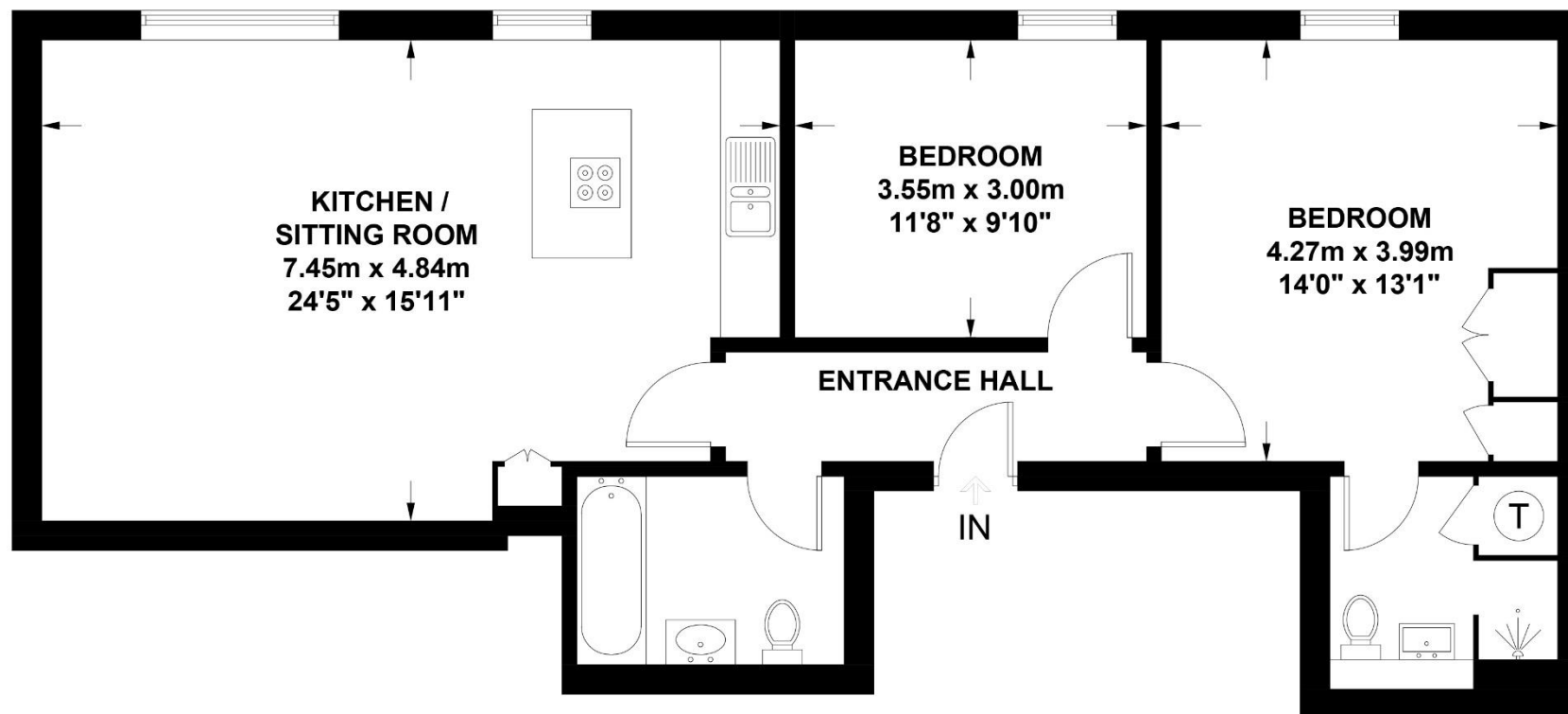
Services:
Mains water, electricity and drainage are connected to the property.

Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (D) - £1,955.52 pa. (2022/2023).
EPC Rating: E

VIEWINGS

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

Approximate Gross Internal Area = 79.1 sq m / 851 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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