

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



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An exceptionally well presented, first floor two bedroom apartment forming part of this small and attractive recently converted period terrace located in the centre of town. The apartment provides beautifully light and spacious accommodation throughout, lift access and off road allocated parking.

- Central location within walking distance of local amenities including boutique shops, bars and cafes
- First floor beautifully presented 2 bedroom apartment
- Large principal bedroom with en-suite shower room
- Open plan and modern kitchen/dining/sitting room with flexible accommodation and natural light
- Modern kitchen with integrated appliances and central island unit with breakfast bar and separate dining space
- Large second double bedroom with fitted wardrobes and separate principal bathroom
- Lift access to all floors
- Allocated parking and shortlet potential

DESCRIPTION

An exceptionally well presented, 2 bedroom first floor apartment providing modern, open plan living in a pretty period terrace. The floor to ceiling sash windows flood the property with natural light and the well-proportioned accommodation briefly comprises an entrance hall, principal bedroom with en-suite shower, a further large double bedroom with separate bathroom and a stunning kitchen/dining/sitting room with ample space for entertaining, allocated parking and lift access to all floors.





SITUATION

Regal House is in the centre of town, moments from a 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 of Montpellier. 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 jazz. Access to the motorway network is via Junctions 11 and 11a on 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.

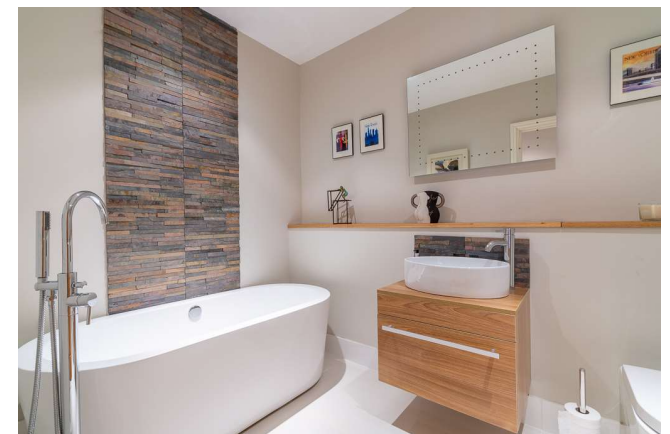
Tenure: Leasehold with share of freehold. Approx 993 years remaining. Service charge approx. £2800 per annum

Local Authority: Cheltenham BC: 01242 262626.

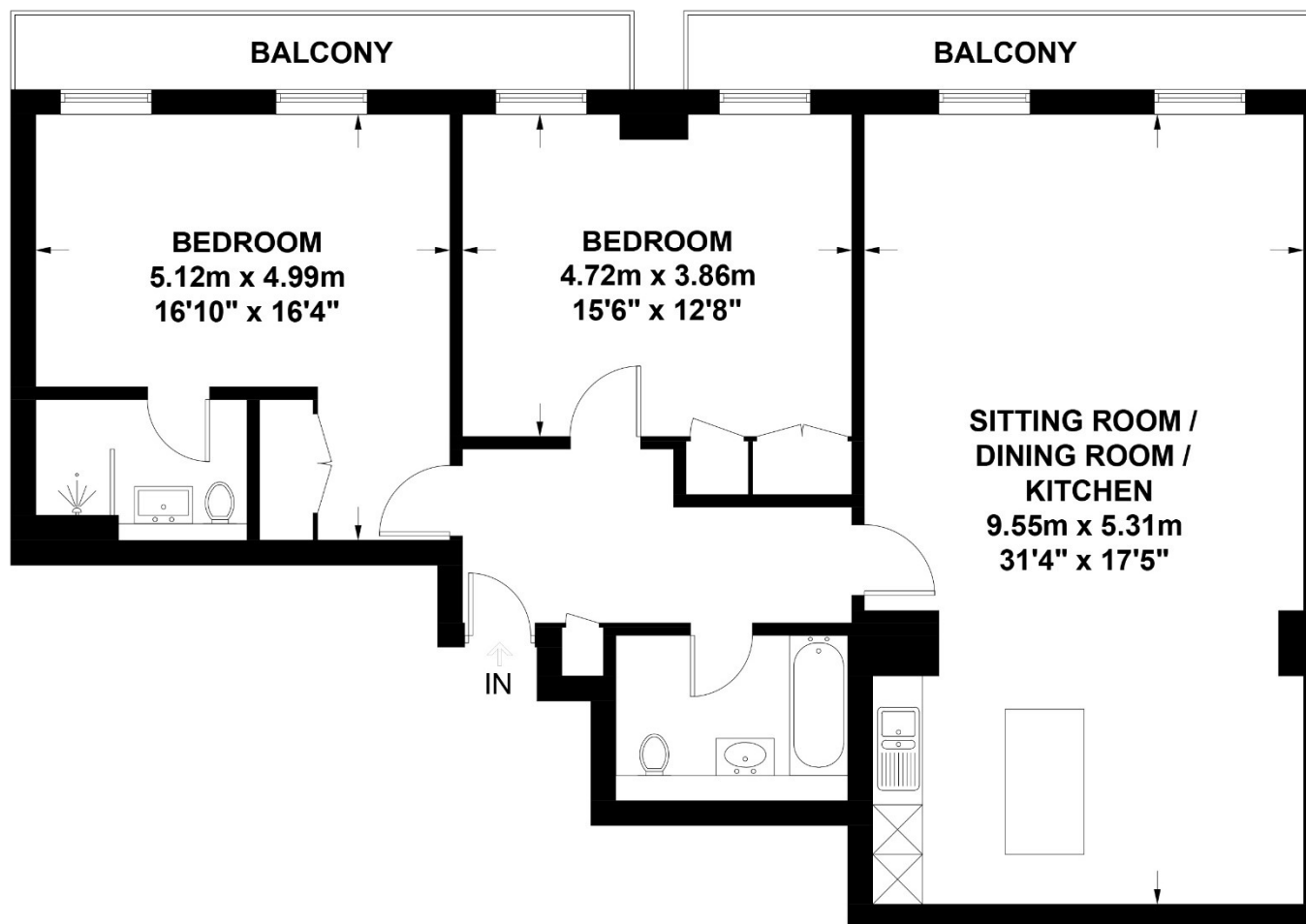
Council Tax Band: (E) - £2,320.24 pa. (2020/2021).

VIEWINGS

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



Approximate Gross Internal Area = 113.8 sq m / 1225 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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