

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

 Charles Lear



11 REGAL HOUSE, RODNEY ROAD

A top floor two bedroom apartment in this small private development forming part of an attractive and recently converted period terrace in the centre of town. The apartment is immaculately presented with beautifully light and spacious accommodation with the added bonus of lift access.

- Ideal first purchase, pied-a-terre or investment property with excellent short term potential
- Top floor beautifully presented apartment in the heart of Cheltenham town
- Large principle bedroom with a number of fitted wardrobes and an 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
- Good sized second double bedroom with space for a home office and principal bathroom
- Lift access to all floors
- Permit parking readily available

DESCRIPTION

An exceptional 3rd floor apartment forming part of a superb private development of just eleven flats. Offering spacious accommodation including main bedroom with fitted wardrobe and en-suite shower room, second double bedroom and further bathroom. The open plan kitchen/dining/sitting room enjoys an abundance of natural light with a central island, solid oak worktops in the kitchen and tall feature radiators. The apartment is very well presented throughout with contemporary fixtures and fittings.





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 are connected to the property.

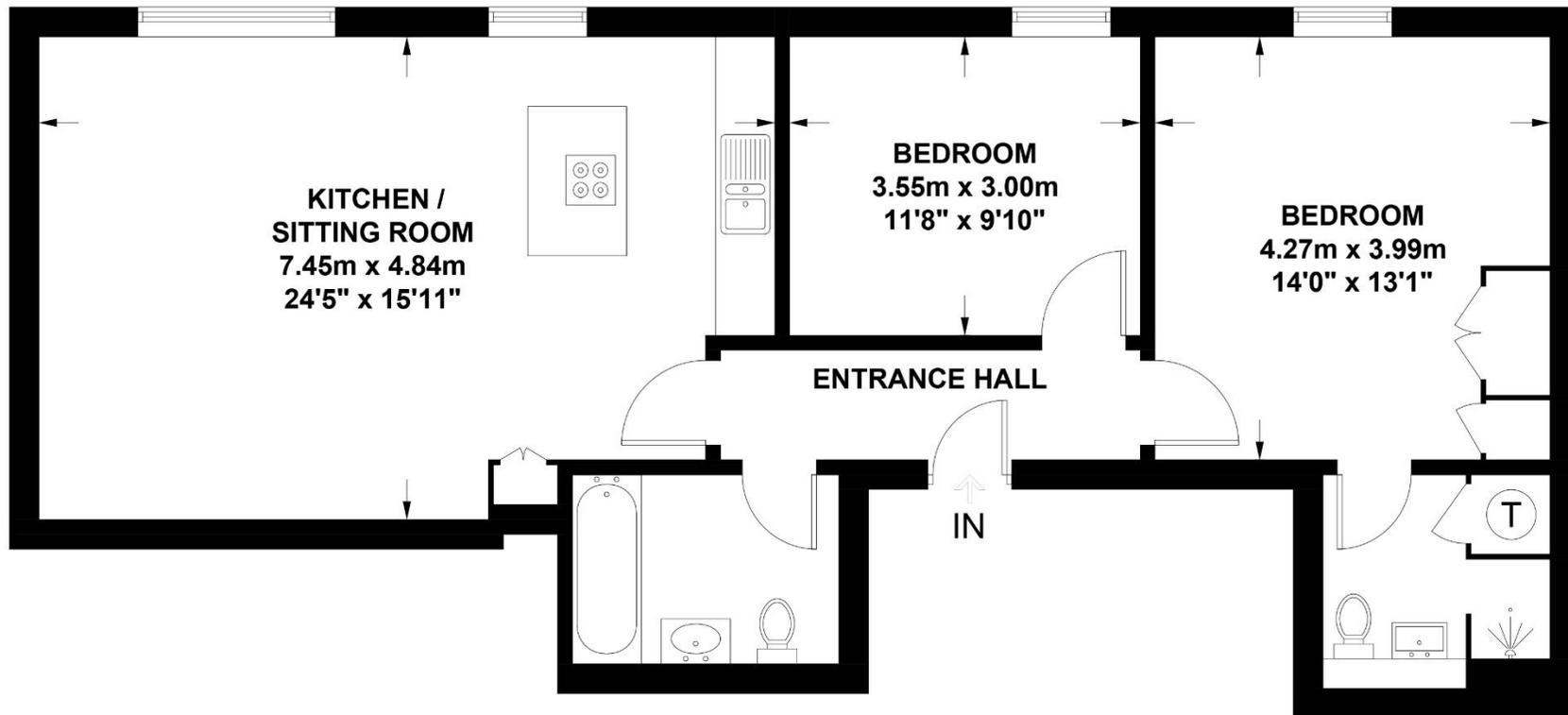
Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (D) - £1,816.65 pa. (2020/2021).

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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