



Christchurch Road



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Fulshaw Lodge, Christchurch Road, Cheltenham, GL50 2PR

£515,000 Leasehold

A stunning 2 bedroom garden apartment with secure gated parking, situated close to Montpellier and the railway station.

Reception hall • open plan kitchen/dining/living room • 2 double bedrooms • 2 bath/shower rooms • cloakroom • gas central heating • exclusive courtyard garden • communal gardens • residents parking • approx. 1350 square feet • secure entry phone system

Description

A beautifully presented purpose-built apartment, situated in this handsome period style building, extending to approx. 1350 square feet. The impeccably presented accommodation includes a reception hall with cloakroom, a stylish open plan kitchen/dining/living area with 2 sets of double doors opening out to the rear, and 2 generous double bedrooms both with fitted wardrobes and en suite bath/shower rooms. Outside, there is an enclosed courtyard garden with direct access from the rear (apartment 1 has exclusive use of this), gated residents parking, and well tended communal gardens. The apartment further benefits from gas central heating and a secure entry phone system.

Further Information:

Lease 126 years from 01/01/2011. **Service Charge** £1,920 per year. **Ground Rent** £350 per year (reviewed every 25 years - doubles in 2036). **Freeholder** Mizen Developments Ltd. **Management Company** Cambray Property Management. **Short Term Lets** No. **Pets** No. **Local Authority** Cheltenham Borough Council. **Tax Band** D. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Superfast connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



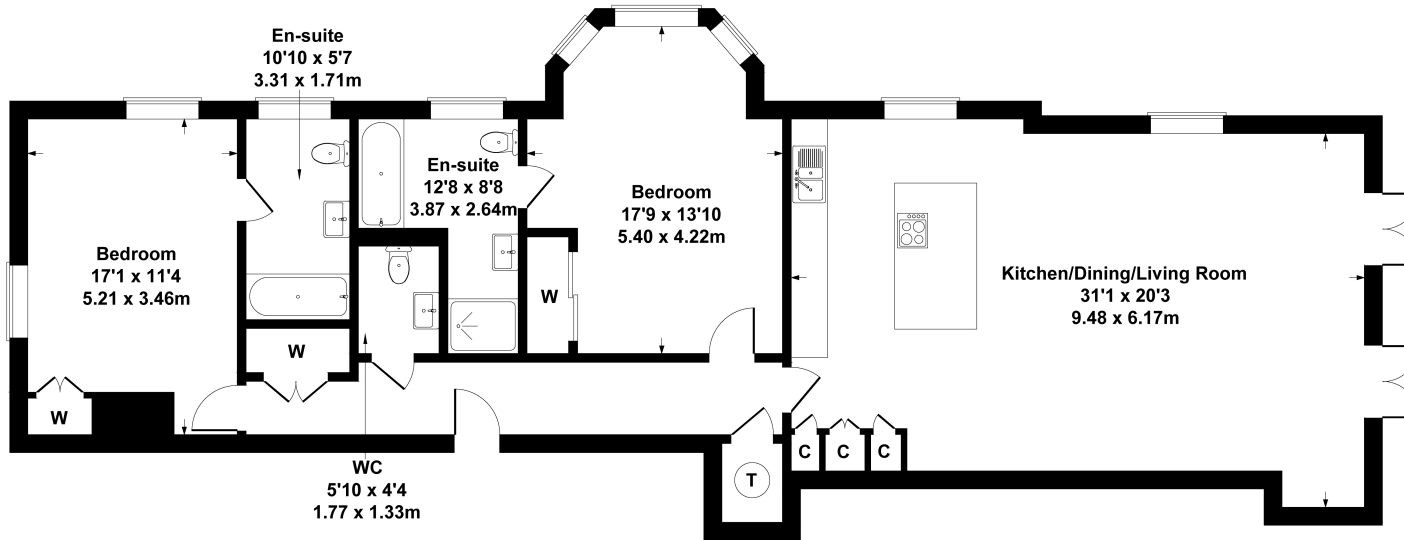
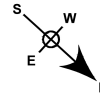


Situation

Christchurch Road is a premier tree lined road just a short walk from Montpellier, local shops, and the railway station. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

F1 Fulshaw Lodge

Approximate Gross Internal Area
1356 sq ft - 126 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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