



Stirling House

8 Stirling House

College Road, Cheltenham, GL53 7FH

£275,000 Leasehold

A stunning 2 double bedroom first floor apartment forming part of this newly converted Grade II listed villa.

2 DOUBLE BEDROOMS • reception hall • kitchen/living area • 2 shower rooms • video security entry system • allocated parking • electric car charger point • 10 year ICW warranty • 250 year lease

Description

Stirling House is a Grade II listed Villa, dating back to 1879, which has recently been converted into 15 luxury apartments by the local, award winning Cape Homes. Each apartment has been designed with modern, open plan living in mind, and with great attention to detail. All kitchens are fully integrated with quality appliances and the bathrooms are finished with luxury fittings. The apartments benefit from allocated parking which is a rarity for central Cheltenham, with electric vehicle charging point. All apartments are offered with a 10 year ICW warranty. Apartment 8, on the first floor, benefits from a large reception hall, a wonderfully light kitchen/living area with an outlook towards Sandford Park, 2 double bedrooms both with fitted wardrobes and 2 luxury shower rooms. Please note, the photos used are from the show apartment.

Cheltenham Council Tax Band - TBC; Annual Service Charge: £1274.92; Lease - 250 year; No pets allowed; Please note a reservation fee is required to secure the property.

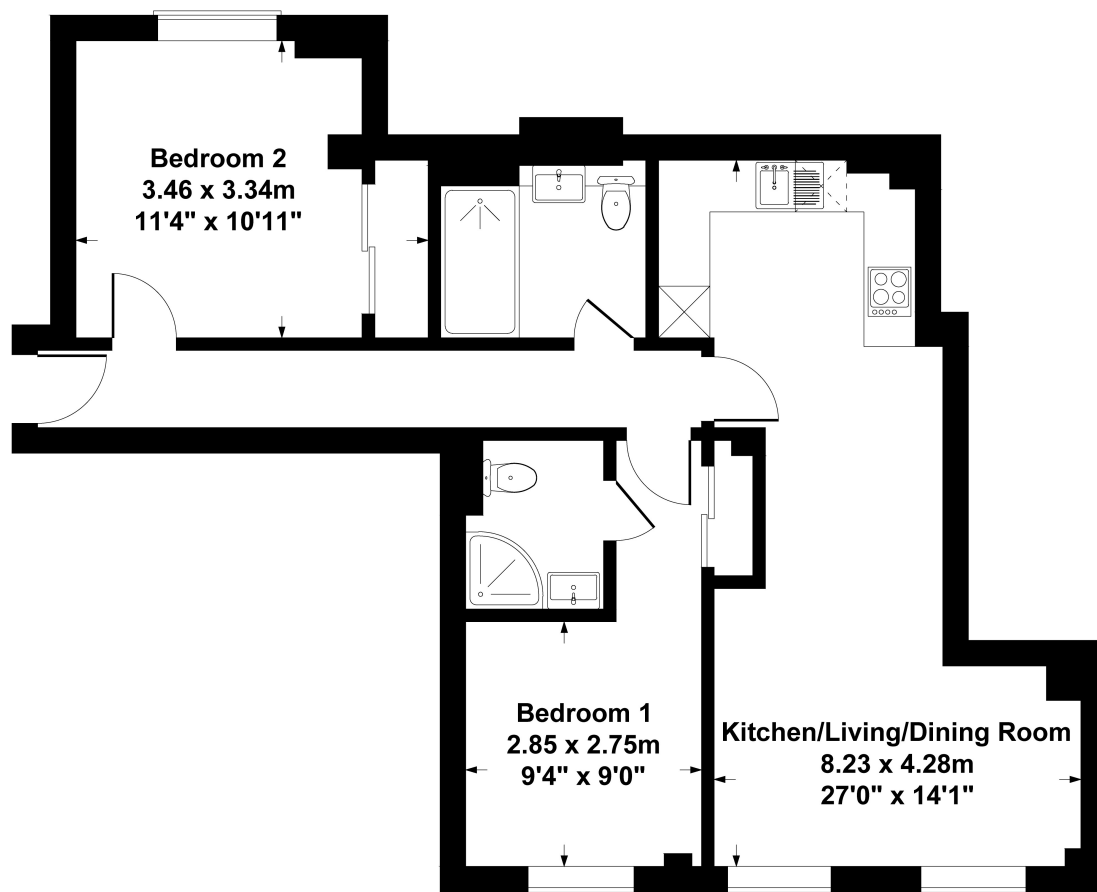




Situation

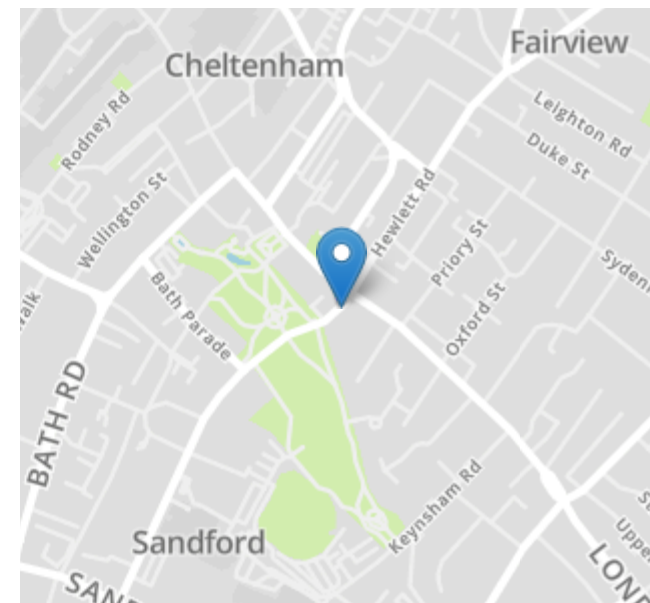
Stirling House is situated in a premier central location, set along College Road, just a short walk from the town centre, Sandford Park, and the Lido. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

Approximate Gross Internal Area
68 sq. meters (732 sq. feet)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(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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