



Cedar House



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Bath Road, Cheltenham, GL53 7JX

£250,000 Leasehold

A stunning 1 bedroom, duplex apartment with an allocated parking space, just a short walk from Montpellier and the town centre.

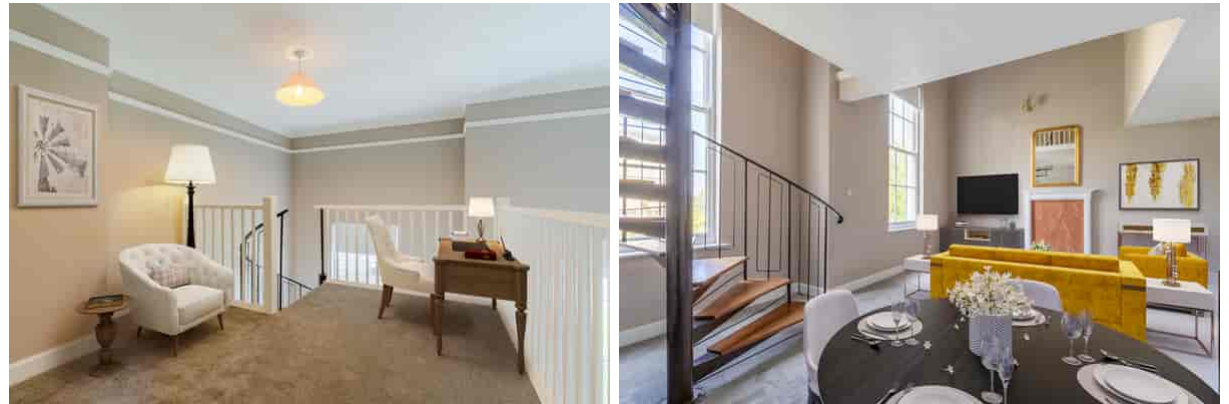
NO ONWARD CHAIN • entrance hall • living/dining room • refitted kitchen • double bedroom • mezzanine/home office • bathroom • electric heating • allocated parking • lift access & security phone entry system

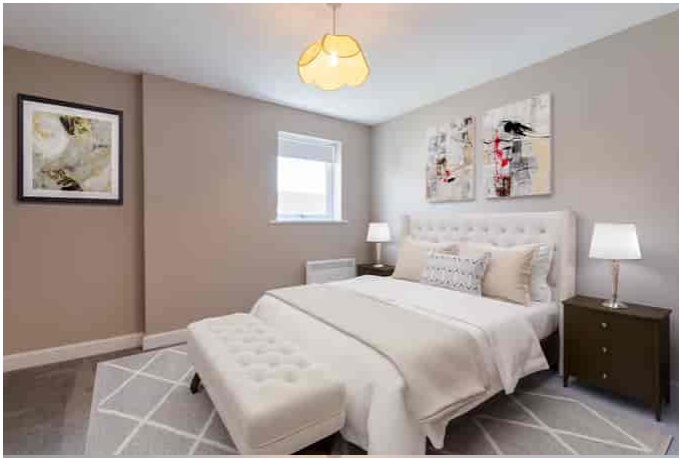
Description

An impressive 1 bedroom, split level, apartment which has recently been upgraded throughout. The beautifully presented accommodation includes a grand living/dining room with full depth sash windows and spiral staircase, refitted kitchen with a range of integrated appliances, and a bathroom. Upstairs, there is a mezzanine home office area, double bedroom, and a generous linen cupboard. Outside, there are well tended communal gardens and an allocated parking space at the rear of the building. The property also benefits from electric heating and is offered for sale with no onward chain. Cheltenham Borough Council - Tax Band B.

Lease: 999 years as of 1986. Share of freehold. Pets: no dogs, prior consent from the Management Company for other pets. No Short Term Lets. Service Charge: £2049.92 (2023 - 2024). Sinking Fund: £68,538.80.

Agent's Note: Some of the images have been digitally enhanced to include furniture. The property is currently unfurnished.



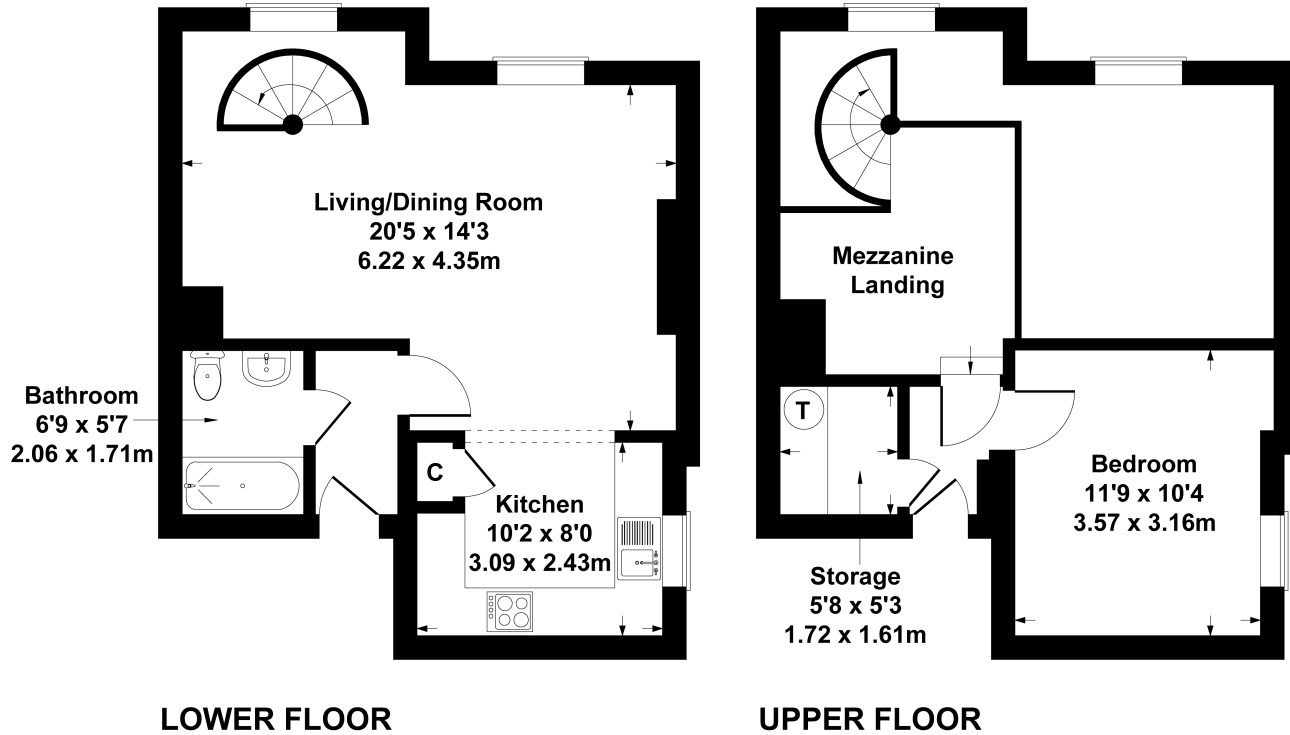
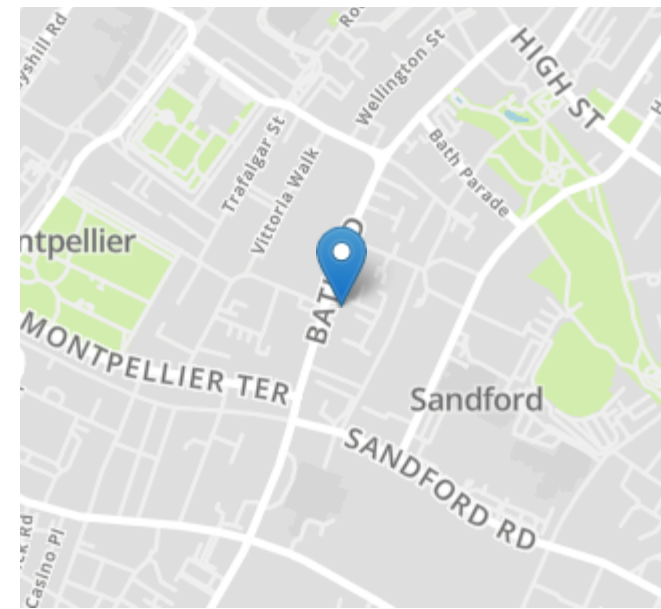
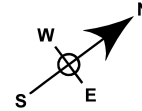


Situation

Cedar House is situated within a short walk of the town centre, Montpellier, Sandford Park, the hospital, 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.

Flat 9 Cedar House

Approximate Gross Internal Area
872 sq ft - 81 sq m
(Including Void)



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		
(55-68)		
D	59	65
(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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