



Bath Road



Nick
GRIFFITH
ESTATE AGENTS

Bath Road

Arlington House, Bath Road, Cheltenham, GL53 7HJ

£395,000 Leasehold

A beautifully presented, 3 bedroom, split level apartment, forming part of an attractive Grade II listed building in this prime central location.

Grade II Listed Building • split level apartment • reception hall • living/dining room • kitchen/breakfast room • 3 bedrooms • bathroom • residents permit parking • central location • gas central heating

Description

A stunning split level apartment which has been sympathetically upgraded by the current owners. This stylish apartment provides contemporary living whilst retaining a wealth of character features throughout. The spacious reception hall has useful storage to the side and underneath the ornate staircase which leads up to the first floor accommodation. The impressive c.24ft living/dining room is beautifully light with 3 large sash windows overlooking the front aspect, a handsome feature fireplace, high ceilings with decorative cornice, and bespoke cupboards into the alcoves. The newly fitted kitchen/breakfast room has an attractive range of matching units with integrated appliances and a central island. The second floor offers 3 generous bedrooms, bedroom 3 is currently used as a home office. The refitted bathroom has an attractive suite and additional built-in storage.

Further Information:

Lease 150 years from January 2009. **Service Charge** Approx. £2895.60 per year. **Ground Rent** £100 per year. **Freeholder** Long Term Reversions (Torquay) Ltd. **Pets** No.

Local Authority Cheltenham Borough Council. **Tax Band** B. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating.

Broadband Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



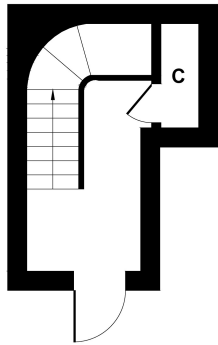
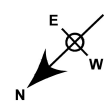


Situation

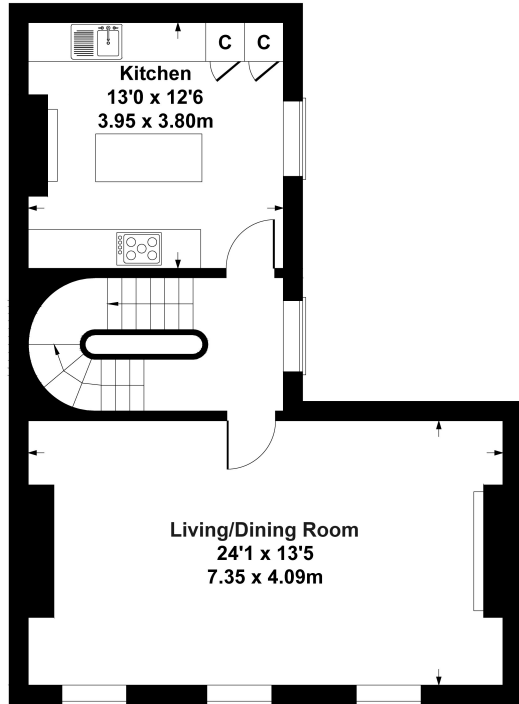
Bath Road is a premier central location just a short walk from the town centre, Sandford Park and Imperial Gardens. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays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

Flat 7, Arlington House

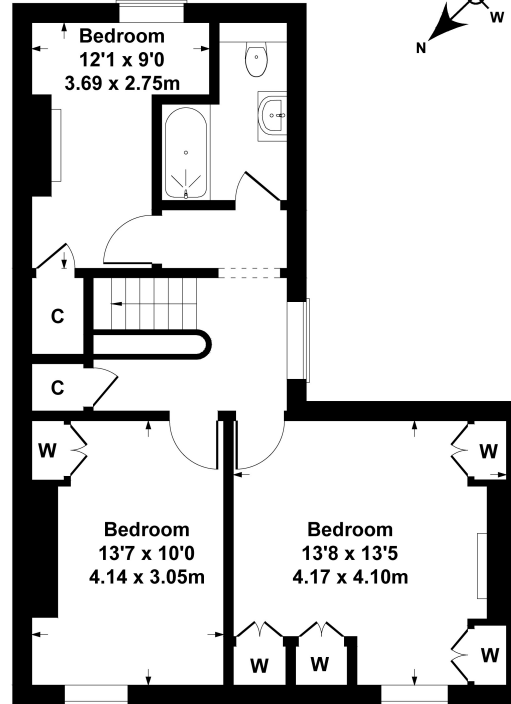
Approximate Gross Internal Area
1259 sq ft - 117 sq m



GROUND FLOOR



FIRST FLOOR

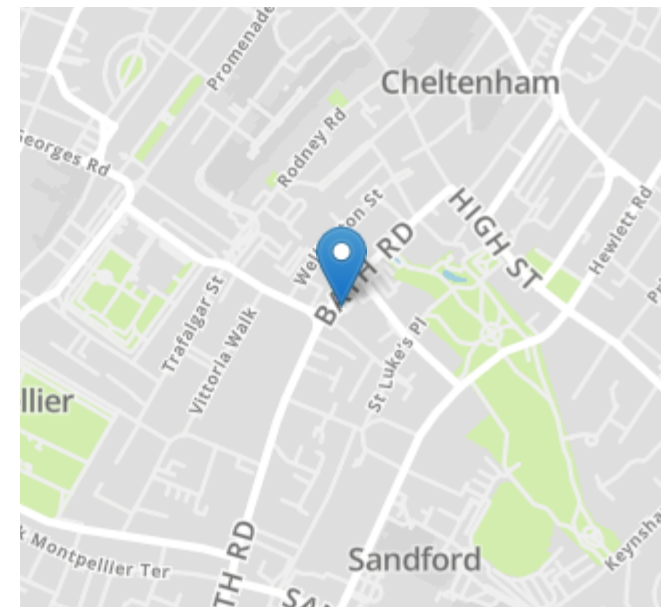


SECOND FLOOR

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. 2023



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