



Clarence Square

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ESTATE AGENTS

Clarence Square

Cheltenham, GL50 4JP

£285,000 Leasehold

An impressive 2 double bedroom, period, apartment with residents permit parking, situated just a few moments from the town centre, overlooking the Square.

GRADE II LISTED • entrance hall • living/dining room • modern kitchen/breakfast room • 2 double bedrooms • bathroom • gas central heating • residents permit parking • walking distance of town centre

Description

A beautifully presented apartment within this elegant period Grade II listed building, situated in a prime central location. The light and spacious accommodation provides contemporary living whilst retaining character and charm throughout. The much loved accommodation comprises a welcoming reception hallway with useful built-in storage; a spacious living/dining room enjoying leafy views across Clarence Square; a stylish refitted kitchen/breakfast room with sleek matching storage units, built-in appliances and breakfast bar; 2 good size double bedrooms; and a bathroom with a white suite.

Further Information:

Lease 999 years from November 2020 - 25% share of freehold. **Service Charge** £1200 per year. **Freeholder** 23 Clarence Square (Cheltenham) Management Limited. **Pets** On agreement from the Landlord. **Short term lets** 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.



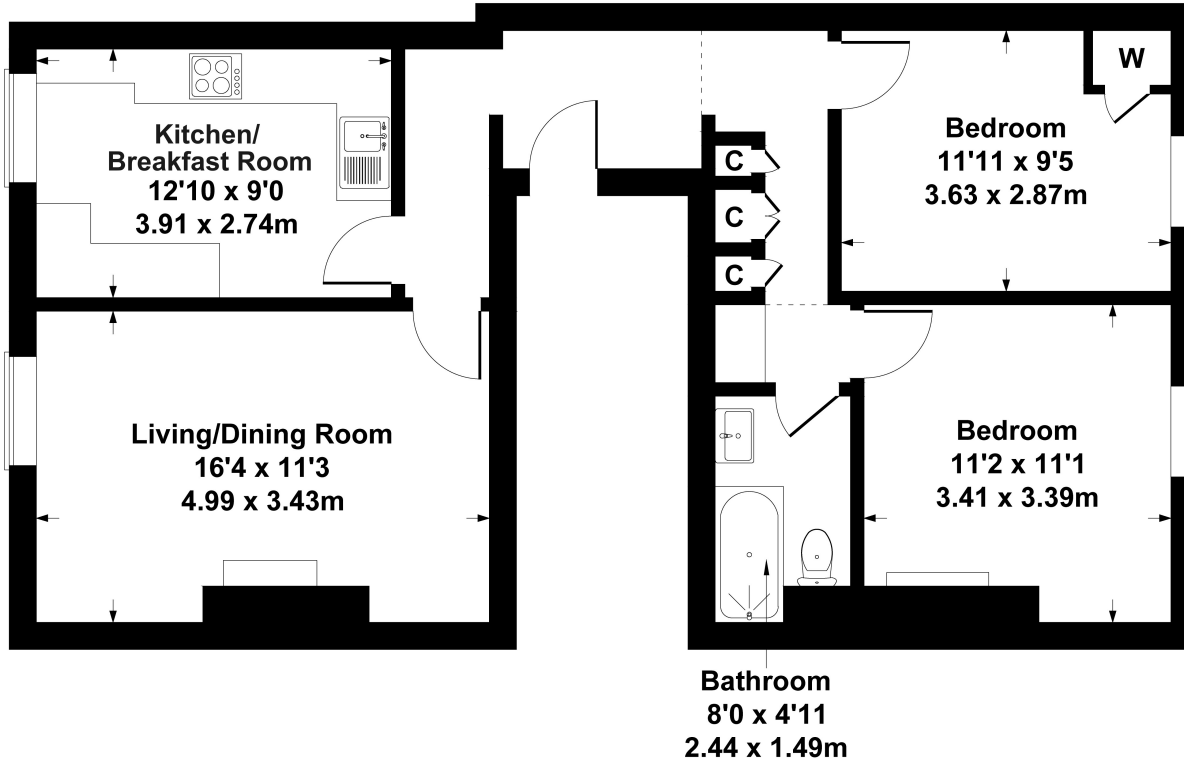
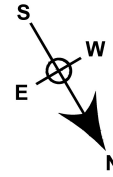


Situation

Clarence Square is a beautiful location within central Cheltenham, close to the world famous Prestbury Park Racecourse, Pittville Park, the Pump Rooms, and it's only a few hundred yards from the town centre. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing. The town also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

Flat 4, 23 Clarence Sq

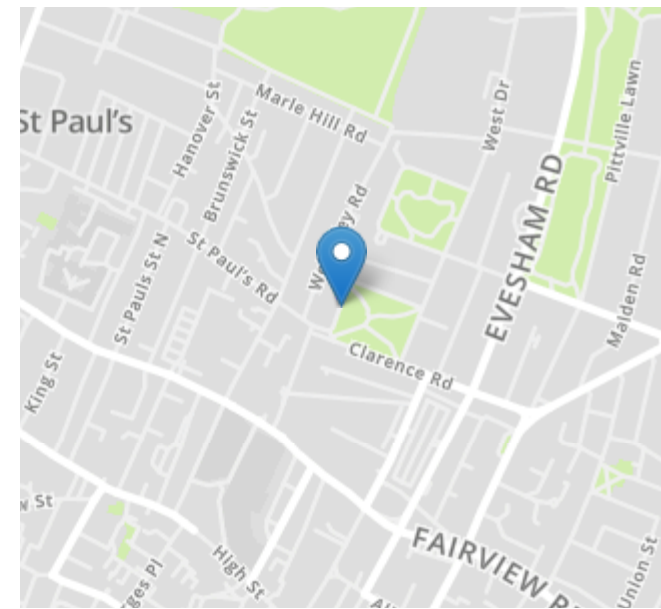
Approximate Gross Internal Area
732 sq ft - 68 sq m



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		77
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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