



Suffolk Square

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Suffolk House West, Suffolk Square, Cheltenham, GL50 2HR

£395,000 Leasehold Share of Freehold

A wonderfully spacious 3 bedroom, 3rd floor, apartment, situated in this much sought after Art Deco building with access to 2 balconies, a garage, and residents parking.

NO ONWARD CHAIN • welcoming reception hall • living/dining/kitchen area • 3 bedrooms • shower room • bathroom • residents lift • access to balconies • garage • residents parking • fine views • sought after location

Description

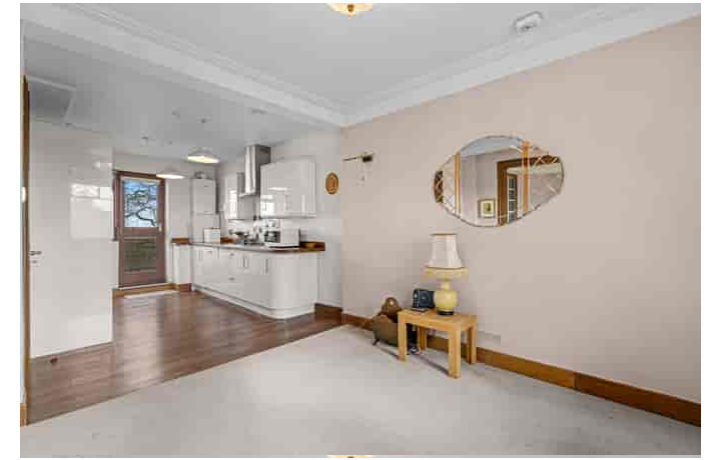
Suffolk House is a desirable Art Deco building, situated on Suffolk Square within easy walking distance of the town centre with all its excellent amenities. This characterful 3rd floor apartment offers surprisingly spacious accommodation throughout with superb southerly views onto the bowling green and northerly views of Montpellier. The welcoming entrance hallway leads to the open plan living/dining/kitchen area which offers a wonderful social/entertaining space. The modern fitted kitchen has a range of high gloss white units, built-in appliances and a door giving access to the rear balcony. There are 3 good size bedrooms and a modern subway tiled walk-in shower room. Outside, there are beautifully presented communal grounds with mature trees and a residents parking area (tandem parking on a first come, first served basis). The apartment will be sold with a single garage located to the rear of the building.

Further Information:

Lease 999 years from June 1986 - Share of Freehold. **Service Charge & Reserve Fund** £3279.76 per year (reviewed towards end of 2025). **Freeholder** Suffolk House (Cheltenham) Limited. **Management Company** HML. **Short Term Lets** Not permitted. **Pets** Not permitted.

Local Authority Cheltenham Borough Council. **Tax Band** C. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. Purchasers should carry out their own investigations regarding the suitability of these services.



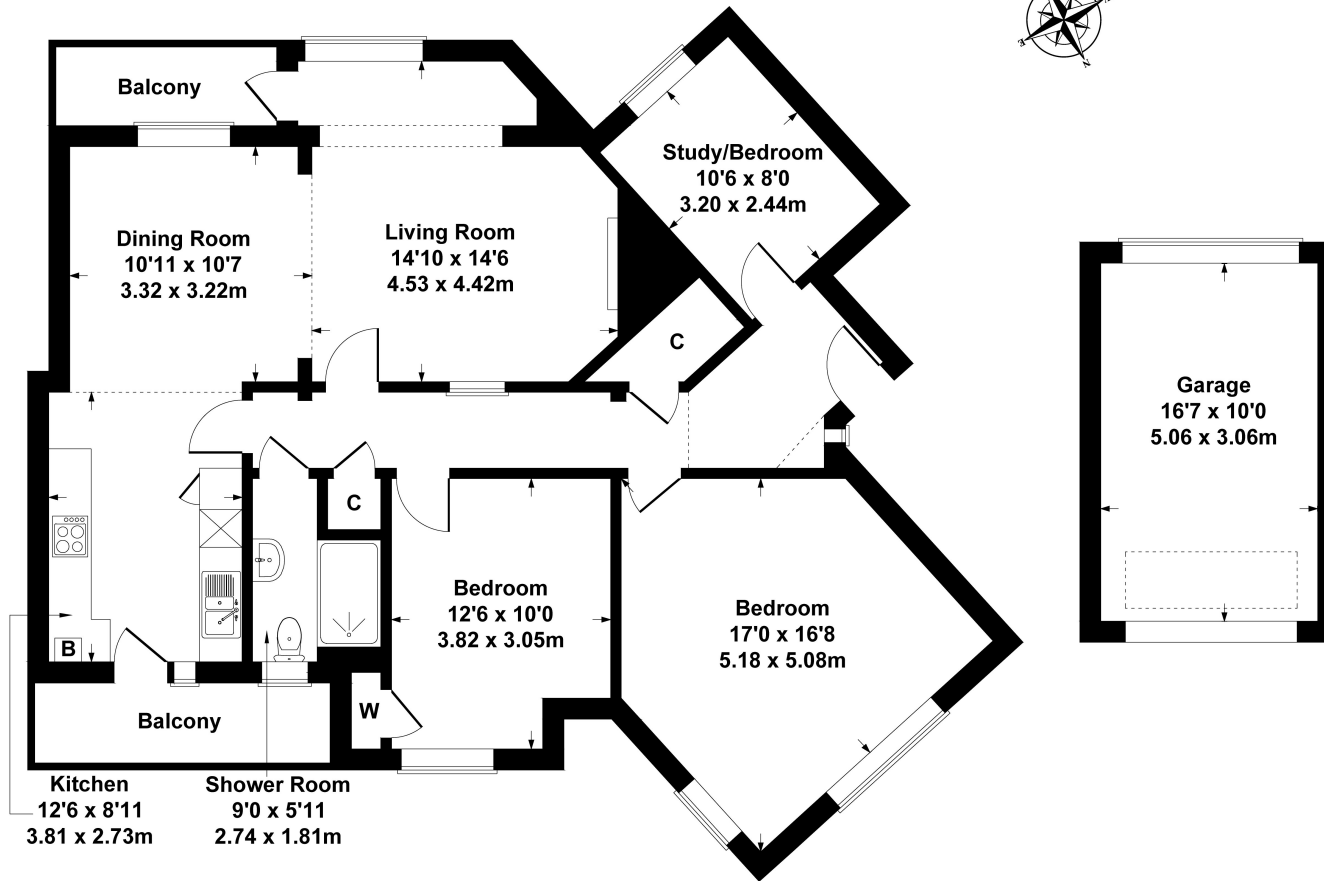


Situation

Suffolk Square is a premier central location, situated in the heart of Montpellier, yards from the fashionable bars, restaurants, boutiques, and parks, and also close to both Cheltenham College and Cheltenham Ladies College. 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.

Flat 8 Suffolk House West

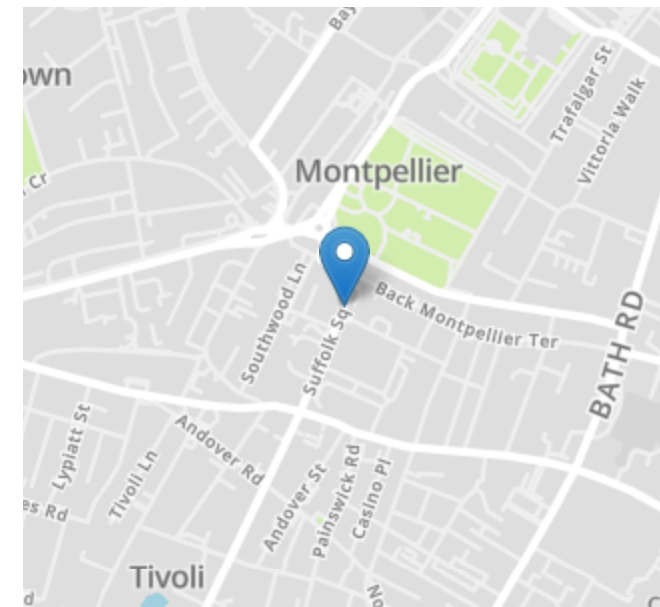
Approximate Gross Internal Area
1259 sq ft - 117 sq m



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. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	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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