



High Street

 Nick  
**GRIFFITHS**  
ESTATE AGENTS

# High Street

Cheltenham, GL50 3HD

£250,000 Leasehold

An elegant 2 double bedroom duplex apartment, forming part of this Grade II listed villa in the heart of the town centre with all its excellent amenities.

NO ONWARD CHAIN • Grade II Listed Building • split level apartment • entrance hall • c.18' living/dining room • kitchen/breakfast room • 2 double bedrooms • ensuite shower and bathroom • electric heating • characterful features • central location

## Description

A charming Grade II listed split-level apartment, full of character and offering light, airy accommodation across the second and third floors of this period town centre property. The well presented interior includes an entrance hall with stairs to the second floor landing, leading to the impressive living/dining room with high ceilings and 4 large sash windows enjoying super views over Cheltenham's High Street. The dual-aspect kitchen/breakfast room is fitted with a range of white wall and base units, a built-in oven, hob and extractor hood. An elegant staircase leads to the upper floor, with a feature atrium providing plenty of light. There are 2 generous bedrooms on this level with an en suite shower room to bedroom 1, and a spacious family bathroom. Further benefits include electric heating and the property is offered for sale with no onward chain.

## Further Information:

**Lease** 250 years from February 2016. **Ground Rent** £250.00. **Freeholder** Jacob Trust. **Management Company** Levy Asset Management.

**Local Authority** Cheltenham Borough Council. **Tax Band** B. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Electric. **Broadband** Not connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

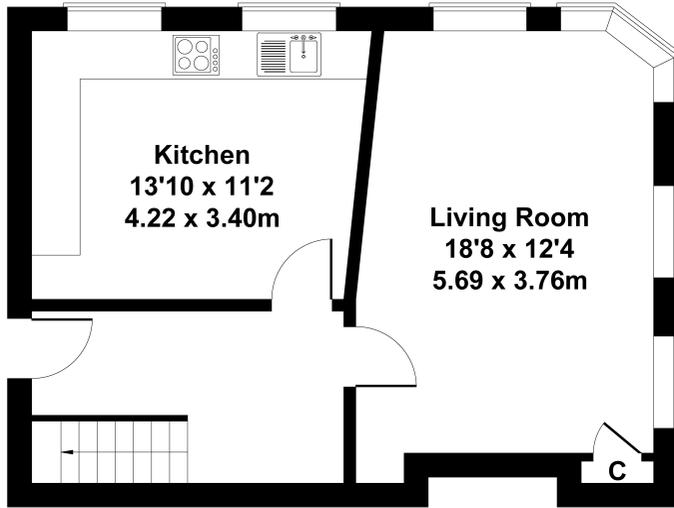




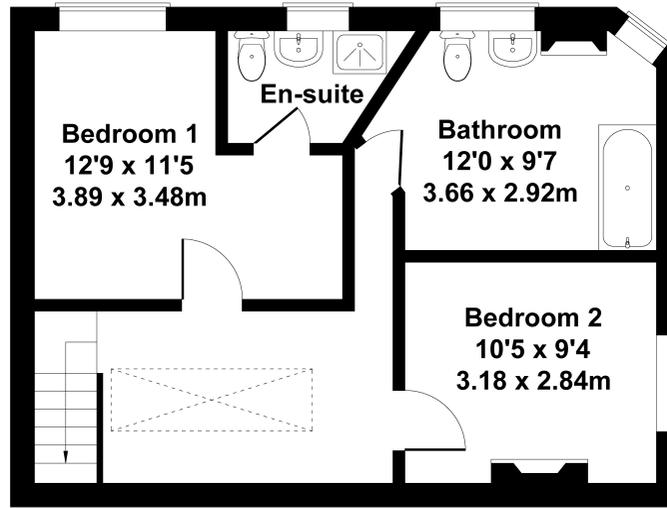
### **Situation**

Situated within a premier central location, set along the High Street and a short walk to Sandford Park and the Lido. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.

## Flat 2, 200 High St



**GROUND FLOOR**



**FIRST 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)	48	58
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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