



# St Georges Place

 Nick  
**GRIFFITHS**  
ESTATE AGENTS

# St Georges Place

Shaftesbury Hall, St Georges Place, Cheltenham, GL50 3PX

£365,000 Leasehold

**A beautifully renovated, 2 double bedroom, Grade II Listed apartment, situated within the heart of Cheltenham with allocated off-road parking.**

RECENTLY REFURBISHED APARTMENT • grade II listed • second floor apartment • reception hall • living room • kitchen/dining room • 2 double bedrooms • en suite & bathroom • allocated parking • central location • lift

## Description

A magnificent apartment, modernised by the current vendor to create luxurious living, covering over 1055 sq ft. Situated within this fine Venetian Gothic style building, built in 1869 and formerly a women's hall for the Church of England teacher training college. Shaftesbury Hall is located within gated, well maintained, grounds near the town centre with an allocated parking space. The welcoming reception hallway leads to an impressive living room, and a sleek kitchen/dining room with a range of contemporary units, Quartz worktops in Dark Cemento and quality built-in appliances. There are 2 generous bedrooms, the principle bedroom with a newly fitted en-suite shower room. A beautifully designed bathroom with Mandarin Stone tiling completes the impressive accommodation. Lease - 999 years from Jan 2022; Service Charge - £4,206.62 per year. No short term lets. No pets. Cheltenham Borough Council Tax Band E.



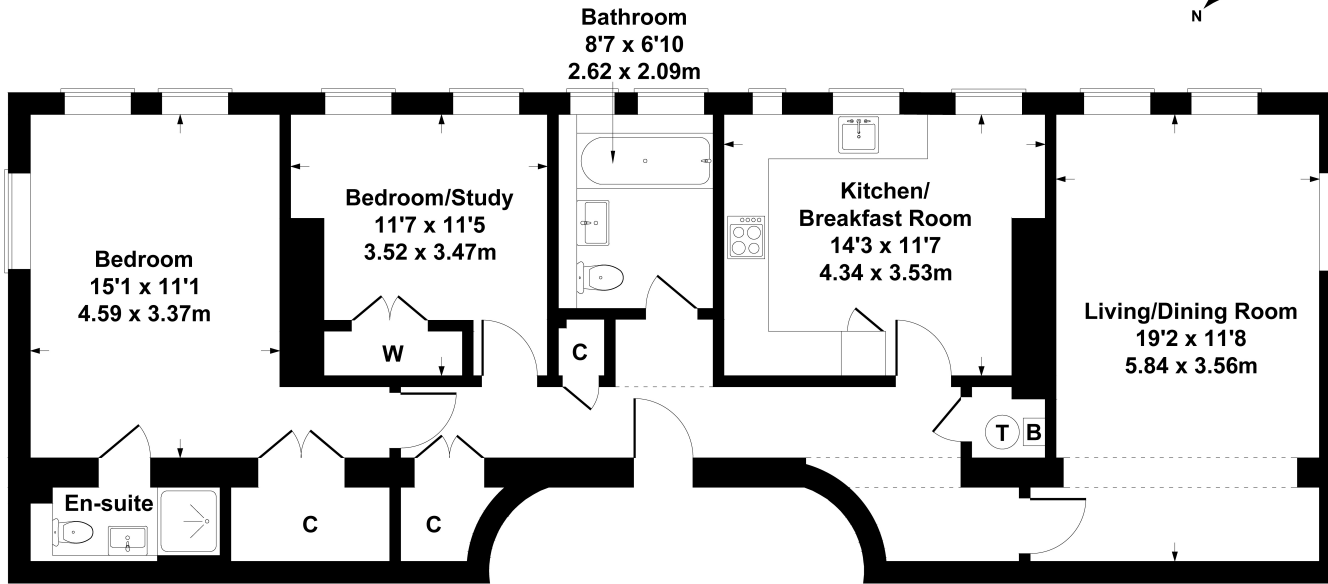
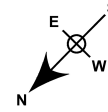


### **Situation**

Shaftesbury Hall is situated just a short walk from 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.

# 26 Shaftsbury Hall

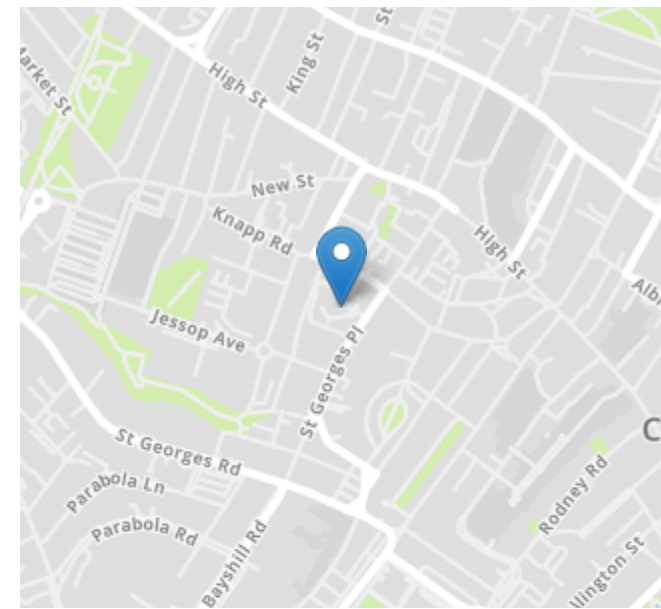
Approximate Gross Internal Area  
1055 sq ft - 98 sq m



### 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. 2023



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

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