



Flat 3, 78 Suffolk Road, Cheltenham GL50 2SZ

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A fantastic Grade II listed period property with allocated off-road parking, offering spacious and versatile accommodation arranged over three floors in a highly convenient central Cheltenham location.





This fantastic Grade II listed period property offers characterful and surprisingly spacious accommodation arranged over three floors, ideally positioned between Tivoli, Leckhampton and Montpellier, within easy walking distance of central Cheltenham's shops, cafés and restaurants.

At the heart of the home is an impressive double-aspect open-plan kitchen, dining and sitting room, filled with natural light and offering excellent space for both everyday living and entertaining. The fitted kitchen features oak-block work surfaces, integrated cooking appliances and practical tiled flooring.

The first floor provides a generous double bedroom with southerly views and built-in storage, alongside a stylish contemporary bathroom with a large shower bath.

On the lower-ground floor is a highly versatile second bedroom/reception room, ideal as a guest room, home office or snug, together with a separate shower room. To the rear, access leads to a timber deck and communal patio garden.

A rare benefit in such a central location, the property also includes an allocated off-street parking space.

Well-presented throughout and offered with no onward chain, this distinctive home would make an excellent first-time purchase, investment or convenient Cheltenham base.

Lease Details

Tenure: Leasehold with a share of the freehold.

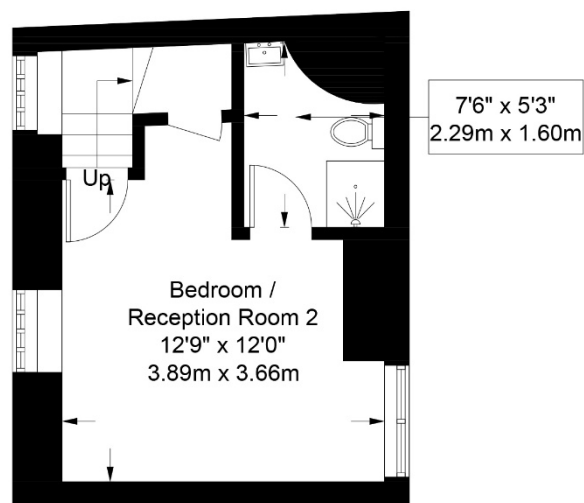
Lease: 999 years commencing 18th May 1982.

Service Charge: £1,800 per annum

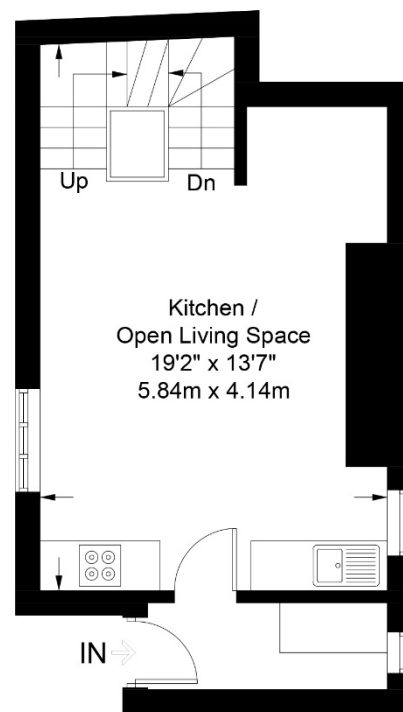
Ground Rent: Not collected.

Managing Agents: Young & Gilling

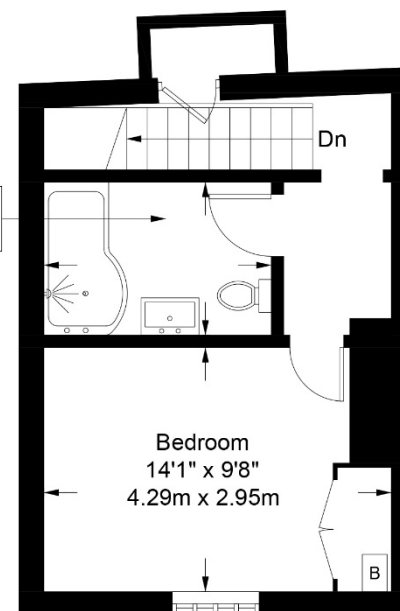




LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



General

Service: all mains service are believed to be connected.

Local Authority: Cheltenham borough Council.

Council Tax: Band B.

EPC: D

Parking: Allocated off street car parking for one vehicle & resident permit parking.

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Approximate Gross Internal Area 829 sq ft / 77.0 sq m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

readmaurice 

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