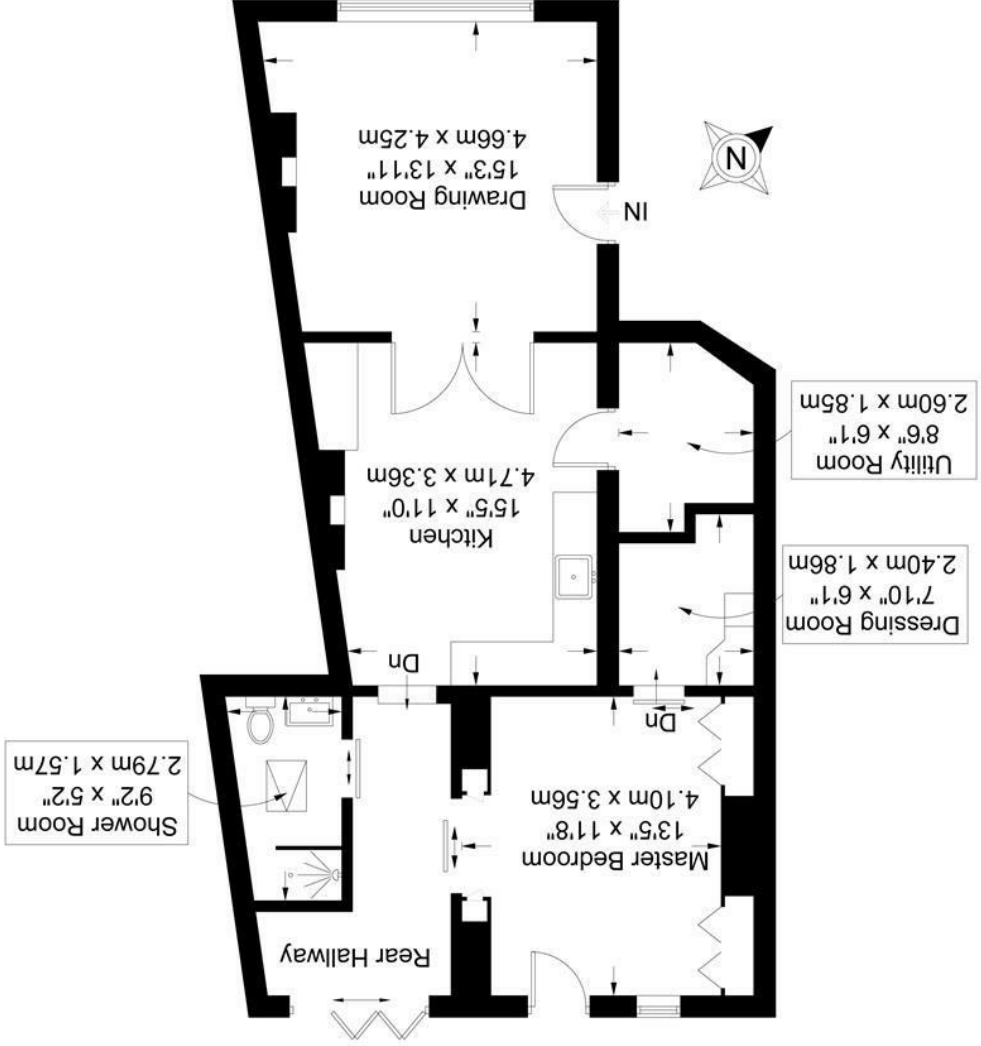


TAUNTON VILLA, 90 SUFFOLK ROAD, CHELTENHAM, GL50 2SZ



Approximate Gross Internal Area = 820 sq ft / 76.2 sq m  
Illustration for identification purposes only, measurements are approximate and are not to scale.  
Please check all details before making any decisions reliant upon them.  
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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 representations 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. PRN: 18720993



TAUNTON VILLA, 90 SUFFOLK ROAD, CHELTENHAM, GL50 2SZ

**A VERY IMPRESSIVE GROUND FLOOR APARTMENT WHICH HAS BEEN TRANSFORMED IN TO A CONTEMPORARY MASTERPIECE OFFERING SPACIOUS AND WELL-DESIGNED ACCOMMODATION AND A DELIGHTFUL COURTYARD GARDEN.**





**TAUNTON VILLA, 90 SUFFOLK ROAD, CHELTENHAM, GL50 2SZ**

**THE PROPERTY**

90 Suffolk Road is a handsome period villa located in Tivoli. This ground floor apartment has been subject of a thoughtful and considered refurbishment and will be found in excellent condition.

On entering a smart communal entrance hall provides access to the impressive drawing room with its tall sectioned sash bay window and working shutters, detailed ceiling and engineered oak flooring which continues through to the kitchen. An inset log burner completes the room. Full height double doors lead through to the hi-gloss white fitted kitchen which has an array of integrated appliances. There is also a very useful utility room. To the rear there is a shower room, master bedroom and dressing room.

At the rear a fully enclosed private courtyard garden (c.30' x 25') has been landscaped for maximum enjoyment and minimum of maintenance. It also has private pedestrian access. The apartment has an attached boiler room at the front of the property and underfloor heating throughout.

**LEASEHOLD AND MANAGEMENT**

Freehold: Upon completion of the sale the freehold interest will be provided to the purchaser. The building is managed by the residents. The current service charge is split equally for any repairs excluding the roof which is the sole responsibility of the upper floor apartment.

**AGENTS NOTE**

The apartment has no pet restrictions and is free of any rental tie allowing this property to provide potential for the lucrative Airbnb market or luxury long term rental market. The apartment will also be offered chain free.

**Council:** Cheltenham

**Council Tax band:** B

**Tenure:** Leasehold

**Property reference number:** 19720993

**EPC: DUE SHORTLY**

**Services:** Mains water, electric and gas. Drainage: Mains drainage







