



9a Great Norwood street, Cheltenham Gloucestershire GL50 2AW

9a Great Norwood street, Cheltenham Gloucestershire GL50 2AW



A truly exceptional two bedroom duplex apartment arranged over the first and second floors of this Grade II listed property with its own private entrance, westerly views from its rear balcony and off street car parking. Comprising, Entrance hall, cloak/utility room, sitting room, kitchen, two bedrooms and bathroom. Terrace & allocated car parking.





This stylish two bedroom duplex apartment is situated in the bustling district of The Suffolks with its boutique shops, bakers, antique dealers and pavement cafes.

The apartment itself is bright and spacious throughout and has been refurbished in recent years to a high standard. It has its own private entrance from the street and is arranged over the first and second floor of this Grade II listed period property.

The front door opens in to a entrance hall, with access to the rear and allocated tandem car parking spaces. Stairs rise to a mezzanine landing with a cloak/utility room and continue to the first floor. The sitting room, to the front of the property features two stall sash windows with decorative iron balconies and a fireplace with surround and hearth. Glazed double doors lead through to a modern fitted kitchen with a good range of units, quartz surfaces and built in appliances. Glazed double door lead to a west facing balcony with space for a cafe table and chairs.

Stairs from the first floor lead to the second floor landing, off which are two double bedrooms and a modern fitted bathroom with a white suite comprising a freestanding roll top bath, W.C., contemporary basin and a good sized shower cubicle. Off the landing are two useful storage cupboards.

Outside to the rear is a small shared garden through which is access to an off street car parking space accessed off Casino Place.

This fabulous apartment has its own individual style and displays many original and unique features including decorative cast iron period style radiators, tall ceilings and offers a pleasing blend of old and new.









LEASE DETAILS

Tenure: Leasehold

Lease: 125 years commencing 01.01.2002

Service Charge: £689.25 per annum

Ground Rent: £100 per annum

Liability: There is a 50% liability for building maintenance and costs.

GENERAL

Services: All mains services are believed to be connected.

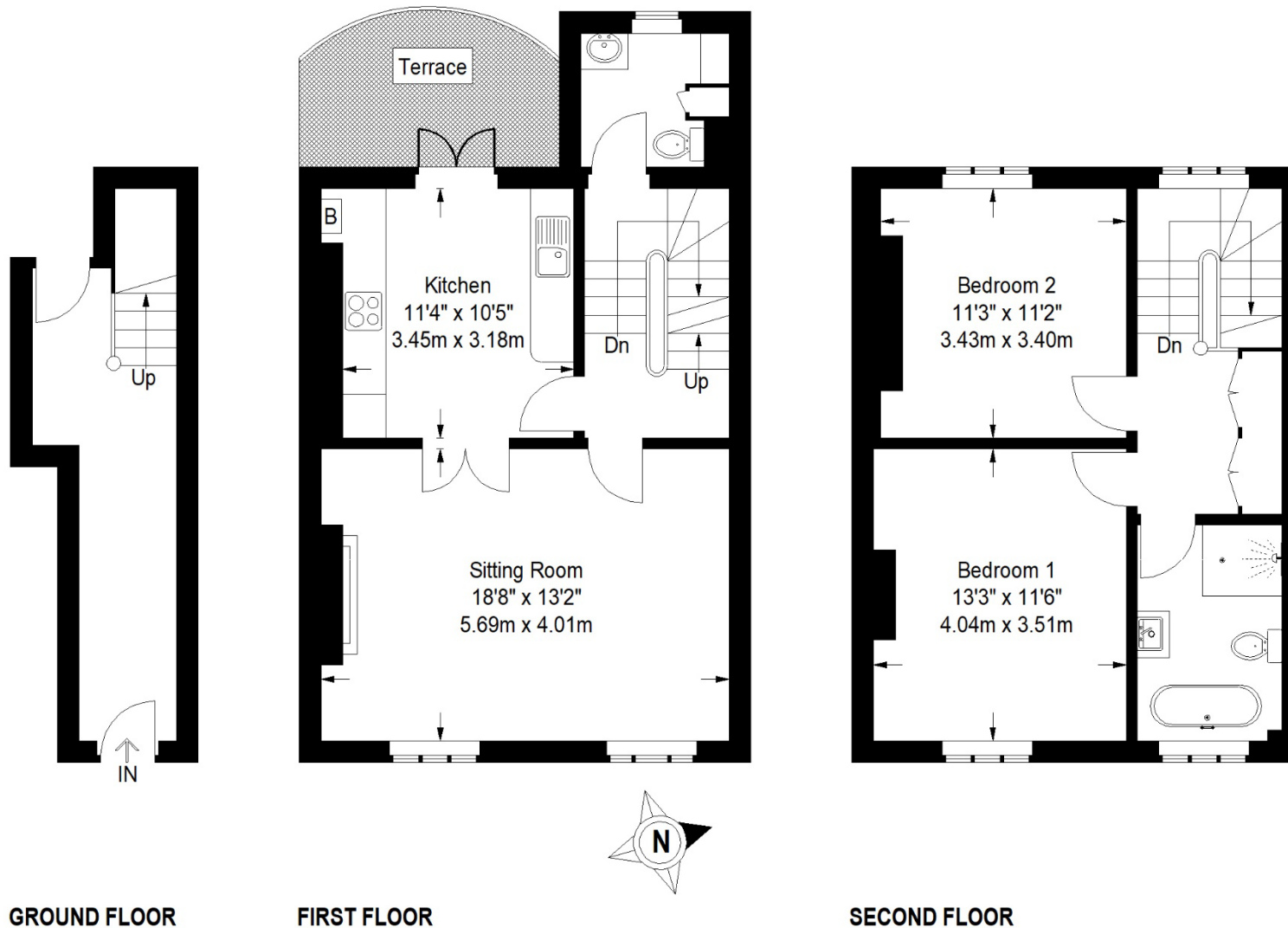
Local Authority: Cheltenham Borough Council.

Council Tax: Previously - Band A

EPC: Exempt - Grade II Listed Building

Parking: Allocated car parking to the rear of the building.

Title Number: 259097



9a Great Norwood street, Cheltenham Gloucestershire GL50 2AW
 Approximate Gross Internal Area 1101 sq ft / 102.3 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

readmaurice 

48 Andover Road, Cheltenham GL50 2TL
 Tel: 01242 241122
 Email: post@readmaurice.co.uk
www.readmaurice.co.uk