



Flat 4 Crofton Lodge, 3 Grafton Road, The Park, Cheltenham Gloucestershire GL50 2ET

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A beautiful split-level top (second) floor flat located on one of Cheltenham's most desirable tree-lined roads, perfectly positioned between The Park and Leckhampton. This unique two-bedroom flat offers bright, spacious living areas, a private terrace with garden views, and a versatile ground-floor studio complete with kitchen, shower room, and two garages.





A rare and characterful top (second) floor flat in one of Cheltenham's most sought-after locations

Located on one of Cheltenham's most picturesque, tree-lined, and grass-verged roads, this exceptional top-floor apartment sits in a peaceful residential area between The Park and Leckhampton.

The property is approached via well-maintained communal areas that lead to a welcoming split-level entrance hall. From here, stairs rise to a stunning open-plan living and dining space (approx. 29'0 x 16'0) with a charming period fireplace and a large roof window that floods the room with natural light.

The handcrafted kitchen is thoughtfully designed, featuring a generous range of fitted units, appliances, and a door opening onto a private terrace with delightful garden views – perfect for relaxing or entertaining.

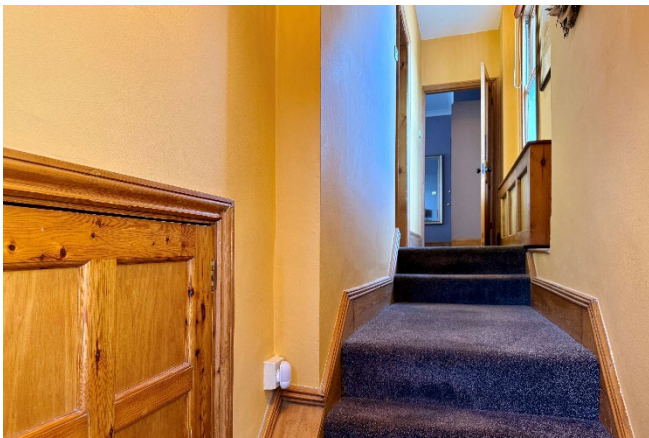
The apartment offers two comfortable bedrooms, both with fitted wardrobes, and a beautifully appointed shower room with a white suite and a spacious walk-in shower.

To the rear of the building is a versatile ground-floor studio, complete with a studio room, kitchenette, and shower room – ideal for use as a home office or creative workspace. Two adjoining garages, positioned on either side of the studio, provide excellent parking and storage.

This delightful home is well-presented throughout, displaying lovely character features and enjoying natural light from three aspects. Heating is gas fired to radiators fired from a combination boiler.

Please Note: The studio accommodation cannot be independently occupied or used for overnight stays.









Lease Details

Tenure: Leasehold with a share of the freehold
Lease: 999 years commencing 24th June 1984.
Service Charge: £1,912.90 per annum with a 17.39% liability.
Ground Rent: Not collected.
Managing Agents; Ash Property Management.

General

Services: All mains service are believed to be connected.
Local Authority: Cheltenham Borough Council.
Council Tax: Band C
Parking; Two garages located on site.
Title Number GR143732
EPC: D (56/72)

Location

Set within a quiet prestigious residential area, this property enjoys a convenient location in one of Cheltenham's most sought-after tree lined and grass-verged roads offering access to The Park, Leckhampton and Cheltenham town centre. The area is known for its period architecture, excellent schools and vibrant local amenities including shops, cafes and parks.



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 Approximate Gross Internal Area 1094 sq ft / 101.6 sq m. Outbuilding 739 sq ft / 68.7 sq m.
 Total 1833 sq ft / 170.3 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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