



5 APPLGARTH, 21 QUEENS ROAD, CHELTENHAM, GLOUCESTERSHIRE, GL50 2LR

**A BEAUTIFULLY FINISHED APARTMENT ON THE RAISED GROUND FLOOR OF THIS ATTRACTIVE STONE VILLA WITH PARKING, GARAGE AND COMMUNAL GARDENS ON THE HIGHLY SOUGHT AFTER QUEENS ROAD.**



## THE PROPERTY

Occupying the ground floor of an elegant detached villa known as Applegarth, the property combines period character with contemporary comfort.

Queens Road is widely regarded as one of Cheltenham's most prestigious addresses, situated in the heart of the town within easy reach of Montpellier and the Promenade and characterised by its grand residences set along a beautiful tree-lined road close to the station. Properties within this highly sought-after location rarely become available, making this charming apartment an exceptional opportunity.

Accessed through well-presented communal areas, the apartment opens into a private entrance hall. The impressive sitting room is a wonderfully spacious and elegant reception area, featuring a fireplace and a wealth of period detailing, including ornate cornicing. Natural light floods the room through a striking large bay window, a defining feature of the apartment.

Positioned between the sitting room and bedrooms is a recently refitted modern kitchen, thoughtfully designed with an excellent range of contemporary units and integrated appliances.

The principal bedroom is generously proportioned, echoing the grandeur and character of the sitting room, and benefits from a large bay window overlooking the side garden. A second bedroom is located opposite, with both rooms served by a luxurious bathroom.

## OUTSIDE

The communal grounds are a wonderful area of well-established lawn and one that each apartment gets to share and enjoy.

## GARAGE & PARKING

The apartment has a garage which is access to the rear of the building with access via Christchurch Road. There is also a brick storage shed. Parking is available at the front of Applegarth on an unallocated basis.

## LEASEHOLD & MANAGEMENT

Lease: The apartment has a 999 year lease from 6th September 1968.

Freeholder: The freehold of the building is owned by Sevenhomes Limited in which this property owns a share of the freehold.

Service charge: The service charge is £2139.12 for the 26/2027 period.

Managing Agent: The building is managed by CMG on behalf of the residents.











**Council:** Cheltenham

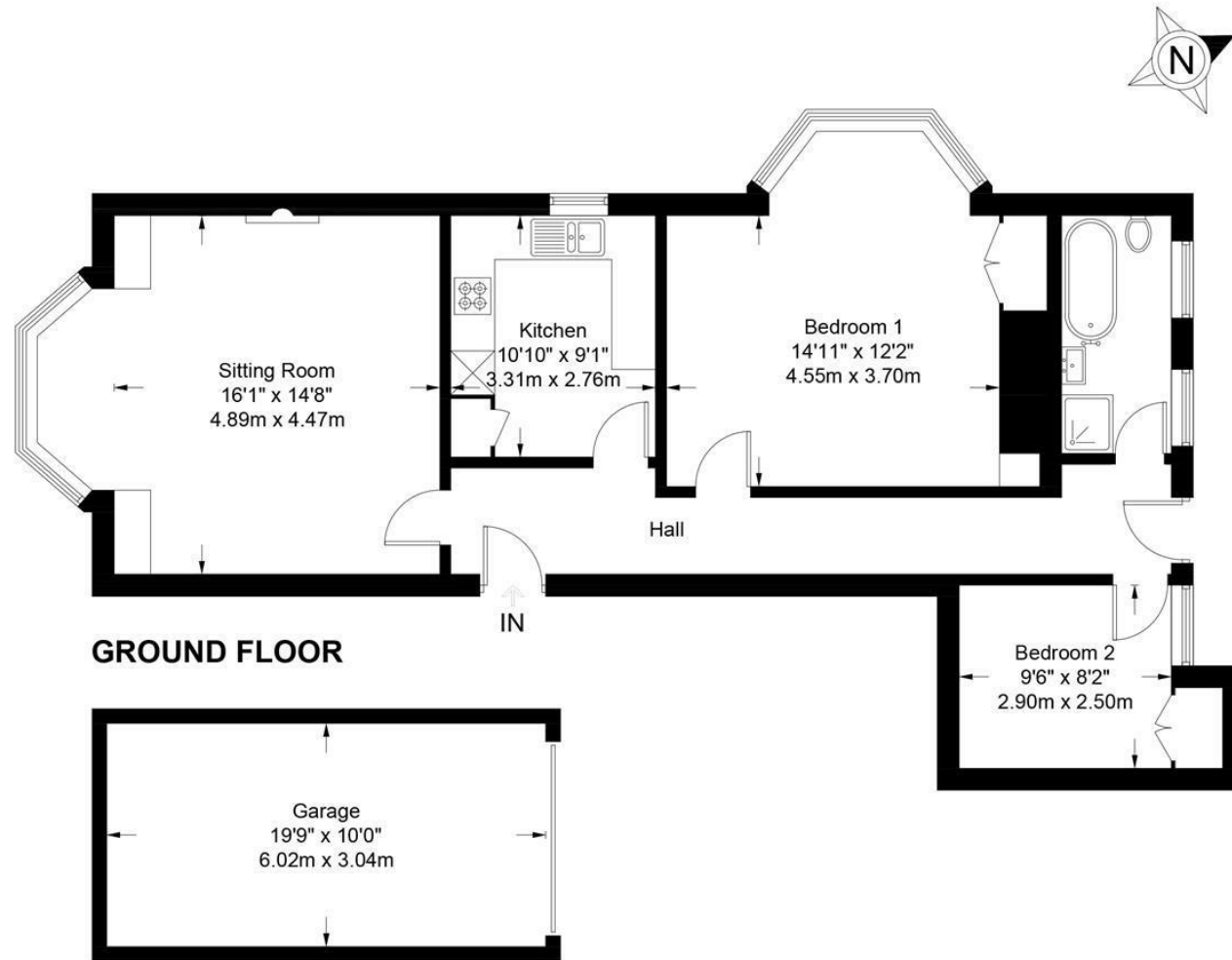
**Council Tax band:** C

**Tenure:** Leasehold - Share of Freehold

**Property reference number:** GR199771

**EPC:** D

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



**GROUND FLOOR**

(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 909 sq ft / 84.5 sq m

Garage = 197 sq ft / 18.3 sq m

Total = 1106 sq ft / 102.8 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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