



FLAT 1 DOUGLAS HOUSE PARABOLA ROAD, CHELTENHAM, GLOUCESTERSHIRE, GL50 3AH



**AN ATTRACTIVE ONE BEDROOM APARTMENT SET IN ONE OF THE AREA'S MOST DESIRABLE LOCATION ONLY A SHORT WALK TO THE PROMENADE AND MONTPELLIER AND WITHIN SIGHT OF CHELTENHAM LADIES COLLEGE**



**THE PROPERTY**

Situated on the highly sought-after Parabola Road in Montpellier, this elegant one-bedroom apartment forms part of the beautifully converted Douglas House a distinguished period building transformed by David Deacon Homes in 2006. This tree-lined location is renowned for its handsome period villas, proximity to the prestigious Cheltenham Ladies' College, Promenade and Montpellier.

1 Douglas House benefits from its own private entrance and offers well-proportioned, light-filled accommodation throughout. The open-plan reception room features a stylish, modern kitchen fitted with a range of wall and base units, as well as integrated appliances. This space flows seamlessly into the apartment's private south-facing garden, creating a perfect blend of indoor and outdoor living. There is also a shower room.

**OUTSIDE**

The garden is fully enclosed and enjoys a sunny southerly aspect ideal for entertaining, relaxing, or al fresco dining. It has a generous paved terrace and a well stocked garden with a lawn area. A gate leads directly to the allocated parking and there is also an outside water tap.

**LOCATION**

Parabola Road is widely regarded as one of Cheltenham's premier addresses. Just a short stroll from the fashionable Montpellier district, the area offers an excellent selection of local boutiques, artisan coffee shops, salons, convenience stores, and world-class restaurants such as The Ivy. The location also provides easy access to Cheltenham's shopping and cultural hubs.

For commuters, the property is ideally placed with excellent road links to the M5 motorway, the A40 to Oxford and London, and Cheltenham Spa train station is just over a mile away, offering direct services to major UK cities.

**PARKING**

The property has one allocated parking.

**LEASEHOLD**

Date : 12 August 2009

Term : 999 years commencing on and including 1 May 2007

Freeholder: Maple (309) Limited

Service Charge: £2,440.66

Ground Rent: TBC

Managing Agents: Colmore Gaskill

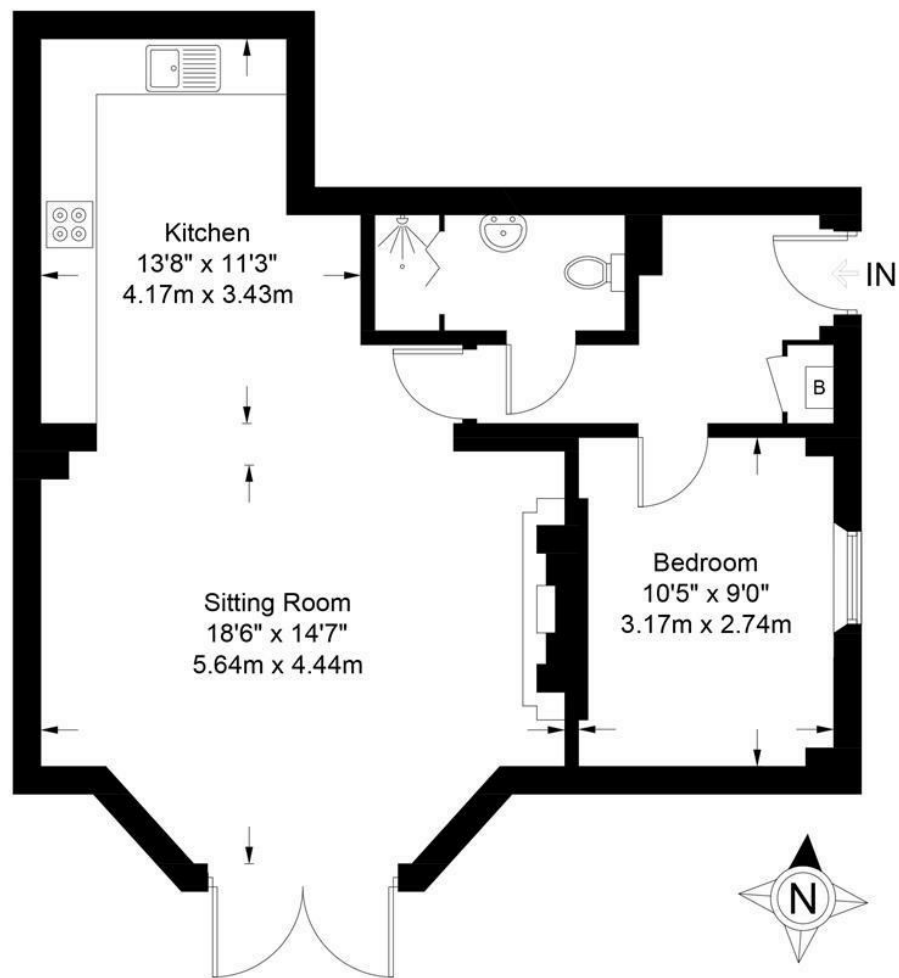
Pets: Considered on a case by case basis.

Please note some of the photographs are CGI images with furniture. The property is currently unfurnished.









Approximate Gross Internal Area = 644 sq ft / 59.8 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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**Tenure:** Leasehold  
**EPC:** D  
**Council Tax:** B  
**Area:** 644.00 sq ft  
**Property Ref:** 19513341

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