



2 REGENT HOUSE, 3 QUEENS ROAD, CHELTENHAM, GLOUCESTERSHIRE, GL50
2LR

AN ATTRACTIVE FIRST FLOOR FLAT WITH A BEAUTIFUL SITTING ROOM A DOUBLE ASPECT AND GLORIOUS HEIGH CEILING.

THE PROPERTY

This impressive and well maintained split level two bedroom apartment is located on the first floor of this grand period villa known as Regent House.

Split level in design the hallway provides access to all the accommodation with four stairs to the upper level to the main reception room. This very special room has tall sash windows and a dual aspect providing one of the finest views over Christ Church. The ceiling height is 13'2". Still retaining its period charm with inset fireplace with cast iron grate.

There are two bedrooms both benefiting from built in storage. There is also a four piece bathroom which includes the added luxury of a double ended roll top bath and enclosed shower. The kitchen has also been refitted with an extensive array of fitted base and wall units complimented with contemporary styled quartz white worktops.

The property will be sold with parking to the front of the building and gas fired central heating.

LEASE DETAILS

Tenure: Leasehold with a share of freehold

Freeholder: Takedown Property

Lease: 999 from 1st September 2002

Service Charge: £250 pcm

Ground Rent: Not collected

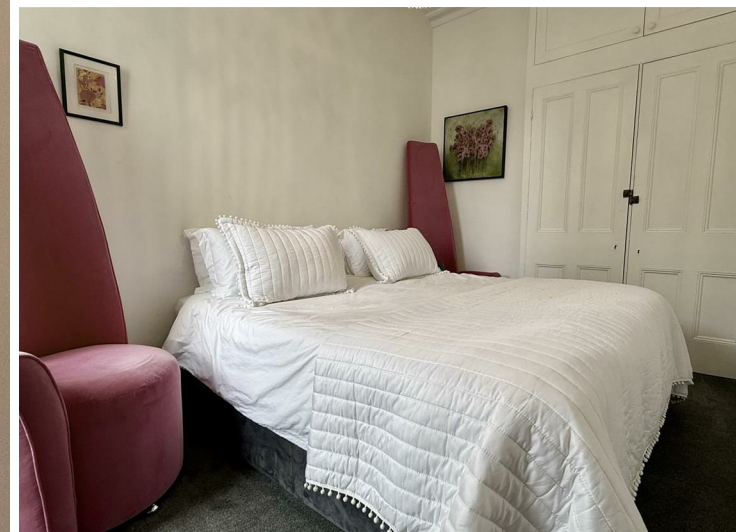
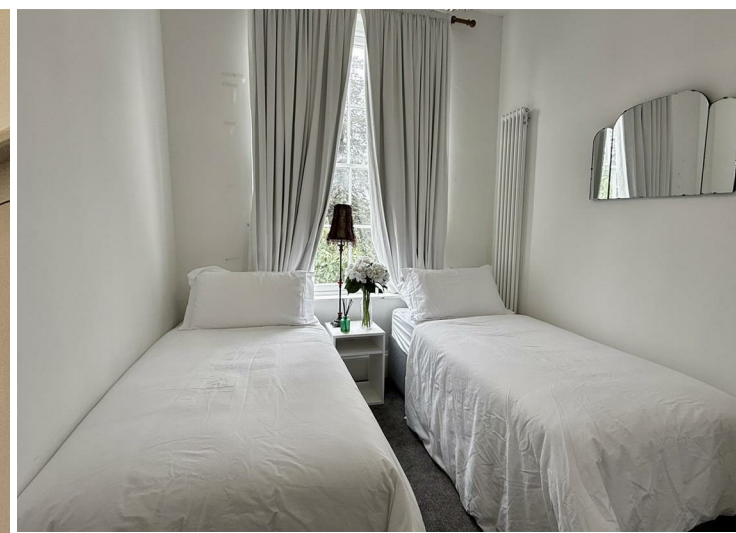
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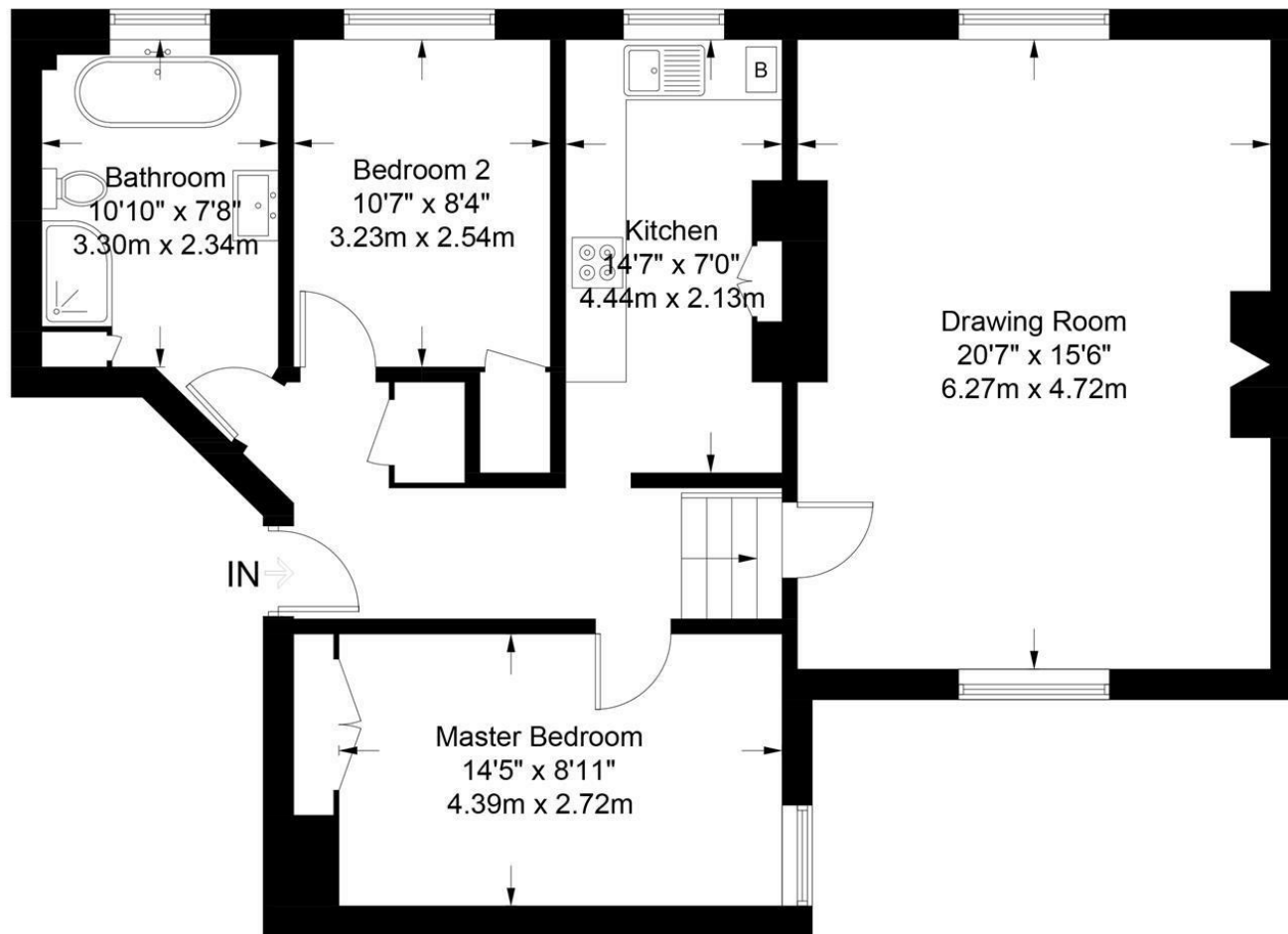
Title number: GR268183

AGENTS NOTE:

No short term lets are permitted. Pets maybe permitted by consent.







Approximate Gross Internal Area = 874 sq ft / 81.2 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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Tenure: Leasehold - Share of Freehold
EPC: E
Council Tax: A
Area: 874.00 sq ft
Property Ref: 19788596

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