

Flat E, Benton House, Harefield Grove, The Park, Cheltenham, Gloucestershire, GL50 2SF



Spacious and elegant apartment located on the first floor • Two double bedrooms • 17ft drawing room/ kitchen with leafy views • Communal grounds with allocated parking • No onward chain • EPC Grade II Listed

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Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

This spacious and elegant apartment is located on the first floor of this fine Grade II Listed Regency building believed to have been built in the 1840s, in a classic Regency style. The property was converted into luxury apartments by Laing Homes in 2004. Situated in the highly regarded district known as The Park, a Conservation Area, the apartment forms part of a small development designed to blend with the Regency period of the town. Set quietly in extensive well-maintained communal grounds, enhanced by an abundance of mature trees, it is close to excellent local amenities including the Bath Road with its independent shops, cafes, restaurants, banks and pubs.

The well-proportioned and contemporary accommodation is accessed via a security entrance system into the fine communal hallway with staircase to the first floor. A private front door gives access to an entrance hall. The impressive and elegant drawing room has engineered oak flooring and measures 17 ft x 13ft, with a delightful aspect, leafy views over the communal grounds and opens into the fitted kitchen area with a range of built in appliances.

The master bedroom measures 16ft enjoying a dual aspect making a light and airy room with views over the communal grounds and hills beyond. The second bedroom is also a double room. There is a separate shower room with underfloor heating.

Additional benefits of this impressive apartment are access to ultrafast broadband, allocated off road parking, visitors parking and large communal gardens.

Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

Directions

From Cheltenham town centre proceed into Montpellier alongside the gardens and tennis court. At the roundabout take the second exit into Suffolk Square and then through the traffic lights onto Park Place. This leads directly into The Park where the turning for Harefield Grove can be found on the left.

Services & Tenure

The Tenure is Leasehold - 150 years from 1/1/2004

Ground rent £125

Service Charge £1,907.04

Mains electricity, water and drainage are provided

Local Authority

Cheltenham Borough Council

Council Tax Band ~ C

Our reference

LECK/GW/KW/05042022

We'd love to hear from you

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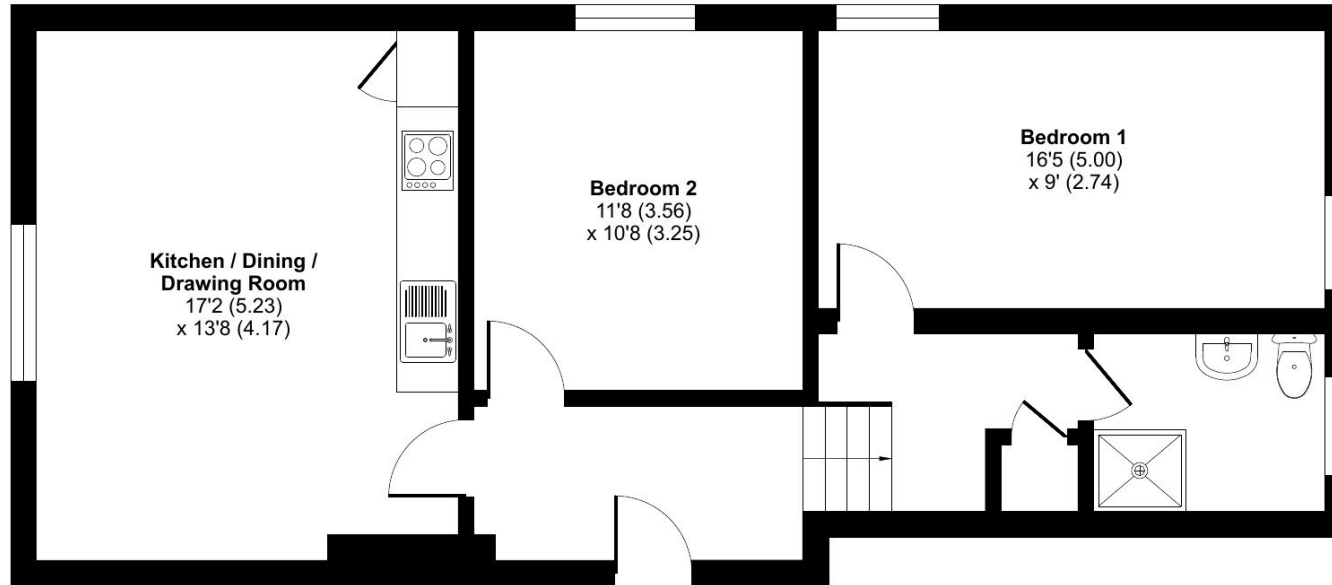




The Park, Cheltenham, GL50

Approximate Area = 690 sq ft / 64 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2022. Produced for Perry Bishop & Chambers. REF: 828368



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