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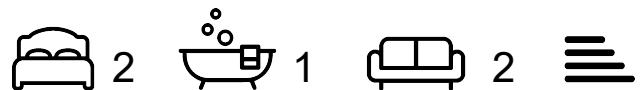
HERE TO GET *you* THERE



Carlton Street

Cheltenham, GL52 6AG

Offers In Excess Of £250,000



Council Tax: B



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No.9 Carlton Street

Cheltenham, GL52 6AG

Offers In Excess Of £250,000



Hunters Estate Agents of Cheltenham are delighted to offer for sale, this impressive two-bedroom luxurious and newly refurbished traditional flat, located on the top floor of this outstanding Grade II listed town house.

This lovely apartment has recently received new carpets, full décor, new kitchen with new appliances and all new windows. The fabulous presentation is completely upstaged by the truly outstanding views from all windows reaching across the rooftops with Cleeve Hill in the distance.

The accommodation includes:

A large 14' living room with two large windows overlooking rooftops towards the Cleeve Hill escarpment. At the other end of the property there are two double bedrooms acoustically separated from the main entertaining area. The recently re-fitted kitchen and bathrooms are central flat layout. There is an additional room, ideal for a little home office or study room and a further utility area ideal for all important extra storage and is large enough to house several bicycles if required.

No 9 Carlton Street is a beautifully maintained building with well-kept communal areas and sits in a quiet backwater of central Cheltenham. It is located just 0.3 miles, just a 5-minute walk (source: Googlemaps) from Cheltenham High Street with its famous shopping and entertainment facilities, and a seemingly endless choice of cafes, bars and restaurants.

This high-end property offers full gas fired central heating and recently fitted windows. There is permit parking available from 'MiPermit Gloucestershire'.

Summary: We believe this is one of the most complete packages available with a taste of luxury at a very realistic asking price. The property nestles within one of the premier central locations of Cheltenham with all the facilities the town offers within a short walking distance.

All viewing appointments are accompanied only.

Tel: 01242 528500

- Two Double Bedroom Top Floor Flat
- Recently Fitted Kitchen
- Recently Fitted Bathroom
- Modern Gas Central Heating
- Service Charge £2230/annum | Ground Rent £25/annum

- Outstanding Views across Central Cheltenham
- recently Fitted Carpets
- Recently Fitted Windows
- EPC Exempt (List Entry Number: 1386786) | Council Tax Band B
- Tenure: Leasehold with 965 Years Remaining

Living Room

14'11" x 12'7" (4.29m x 3.84m)

Kitchen

7'6" x 7'3" (2.29m x 2.21m)

Bedroom One

15'11" x 9'3" (4.85m x 2.82m)

Bedroom Two

11'8" x 10'7" (3.56m x 3.23m)

Bathroom

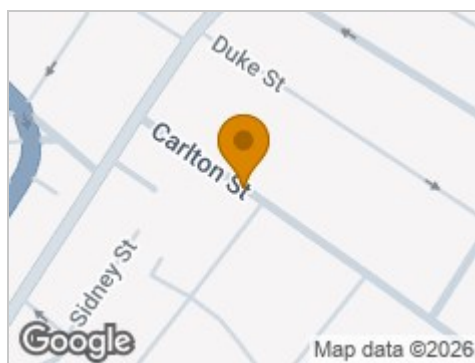
7'6" x 7'3" (2.29m x 2.21m)

Small Study Room

7'6" x 3'6" (2.29m x 1.07m)



Road Map



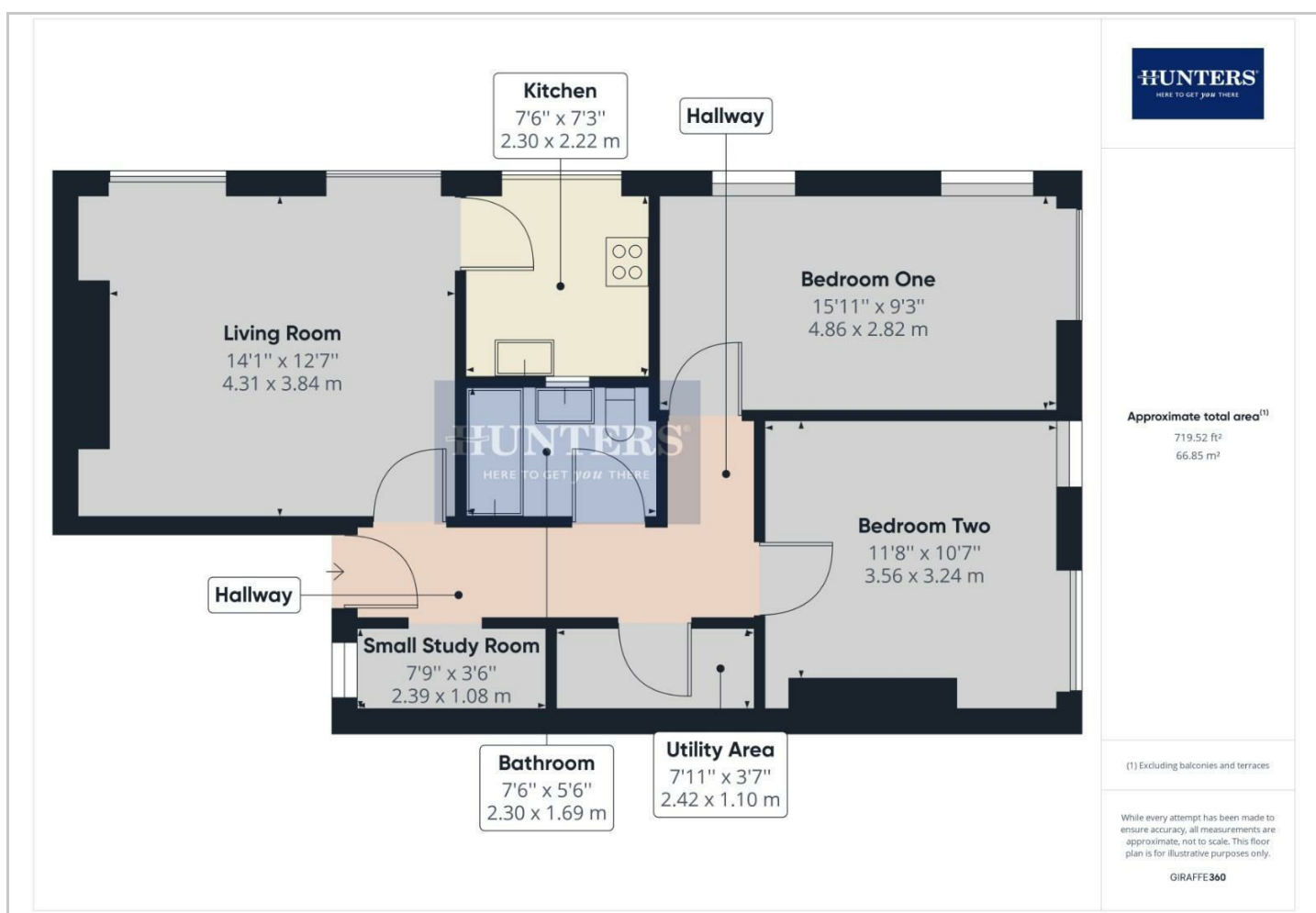
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.