



1 Crescent Terrace, Cheltenham, GL50 3PE

£5,995 Per month

**TO LET**



- Five Bedrooms
- Three Bathrooms
- Six Reception Rooms
- Central Location
- Period Features
- Available Furnished or Unfurnished
- Cinema & Games Room
- Residents Permit Parking & Allocated Parking
- Council Tax Band - G
- EPC Rating - D

## THE PROPERTY

A magnificent, five bedroom, end-terrace Regency property located on the iconic Crescent Terrace in the heart of Cheltenham town centre. This stunning property is arranged over four floors and has undergone a complete programme of refurbishment in recent years, providing the perfect blend of fine period features with all the convenience and luxury of a modern home. The property can be offered on a fully furnished or unfurnished basis.

The ground floor features a large double drawing room with two fireplaces and detailed cornicing. To the rear is access into a cinema room with built in storage. The ground floor is finished with an office, utility room with shower and a staircase which leads down to the lower ground floor.

The lower ground accommodation opens into a fantastic entertaining space with a gym, games room and bi-folding doors opening out onto the private courtyard. The rest of the lower ground features a large kitchen/breakfast room with a central island and ample storage. There is a fantastic larder and a generous dining room with a feature fireplace.

The principal bedroom suite occupies the whole of the first floor with a stunning bedroom featuring triple windows across the front of the property with a balcony and fantastic views over Royal Crescent.

To the rear of the floor there is a large walk in dressing room with central island and door which leads out onto a floating terrace, a perfect tranquil space above the garden. The suite is finished with a spacious bathroom located just off the mezzanine with a rolled top bath and twin showers. Upstairs, the second floor has four bedrooms in total which share a family bathroom on the third floor level.



## SITUATION

## Directions