



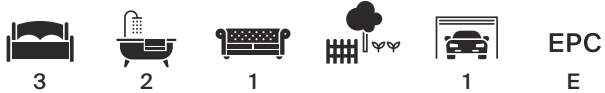
## Heysham House, Park Place, Cheltenham

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# Apartment 2, Heysham House, Cheltenham, **GL50 2RA**

A fabulous raised ground floor three bedroom apartment located on the corner of Park Place and Grafton Road. In good decorative order with three bedrooms, two bathrooms, a single garage, garden and off street parking.

Cheltenham town centre 1 mile | Cirencester 16 miles  
Oxford 42 miles | London 109 miles  
(all distances are approximate).



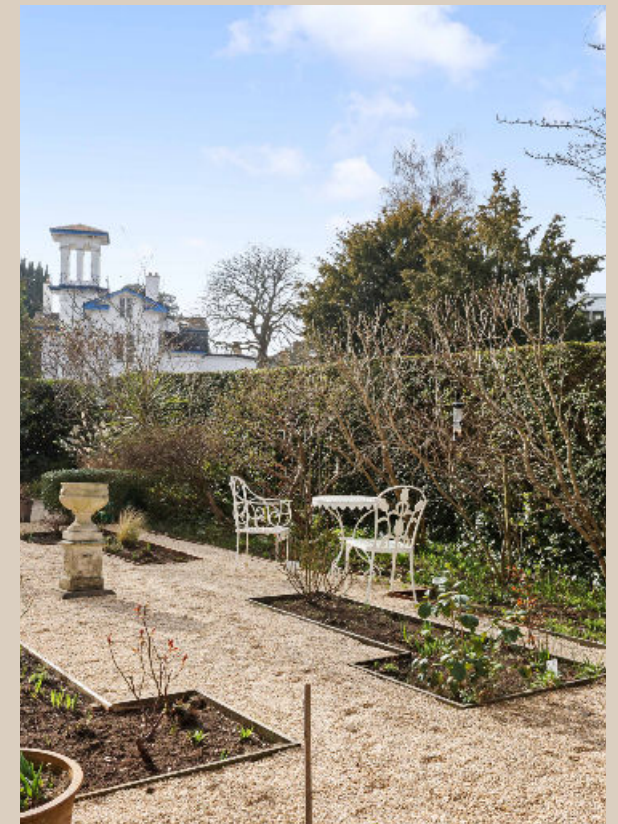
**Tenure:** Available freehold

**Local authority:** Cheltenham Borough Council 01242 262626

**Council tax band:** E



A lovely  
raised ground  
floor period  
apartment





## The property

Heysham House is a luxury apartment which occupies the whole of the raised ground floor of this stunning building in central Cheltenham. The apartment features independent access to the front and rear of the flat with a welcoming entrance hall. A wide hallway with exceptionally high ceilings leads to the accommodation comprising a beautiful drawing room with dual aspect, ample natural light and a traditional fireplace with a built-in fire with a remote start function. There are many beautiful period features including sash-hung windows, original shutters and detailed cornicing. The kitchen breakfast room has been updated by the current owners and features a large central island amongst floor and wall mounted units. There is rear access which leads to a store room and access to the garage via the driveway to the rear of the building.

The rest of the accommodation comprises three bedrooms. The guest bedroom has an en suite and built-in wardrobes. A modern family bathroom serves the remaining two bedrooms.

Outside, there is a beautifully landscaped front garden which is exclusive to just this apartment. There is also parking at the front of the building and a garage to the rear.

This apartment owns the Freehold to the building of Heysham House and there is an independent management company that manage the maintenance of the building.

Maintenance charge: £100 pcm ( this covers Building Insurance, hedge cutting and window cleaning)

Leasehold with ownership of Freehold.

## Situation

Park Place is situated in a sought after location within striking distances of amenities in Tivoli, Montpellier, Bath Road and the Town Centre.

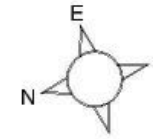
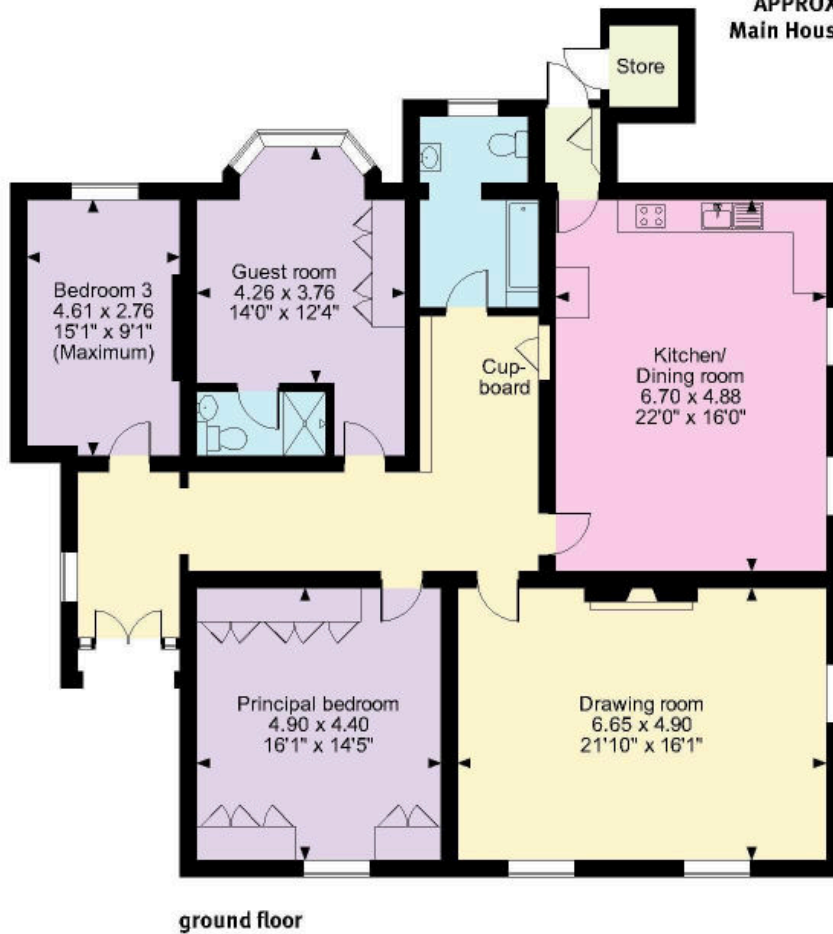
Cheltenham Spa train station is also a short distance away with a main line to Birmingham, Bristol and London respectively.

There is a wide choice of independent and state schools nearby including Dean Close, Cheltenham Ladies College, Cheltenham College and Bournside School. There is also superb access to the M5 North and South.

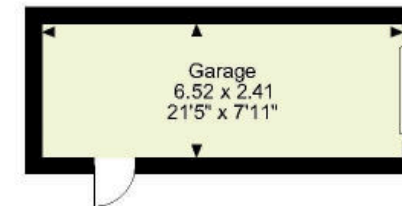
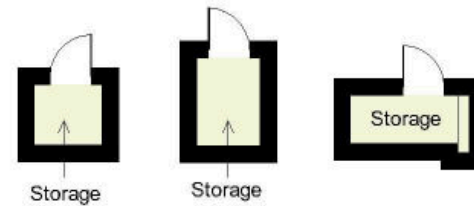
The Bath Road is just a short walk from the house and caters for a variety of needs to including shopping, food and restaurants. There is an excellent choice of boutique shops also available in The Suffolks and Montpellier.



**APPROXIMATE GROSS INTERNAL FLOOR AREA**  
**Main House including Store = 167sq.m (1,793sq.ft)**  
**Garage = 16sq.m (169sq.ft)**  
**Storage = 5sq.m (57sq.ft)**



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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