



Osborne House, Queens Road, Cheltenham



12 Osborne House, Cheltenham **GL50 2LL**

A stunning Grade II listed apartment in a Regency building located close to Montpellier and the train station and the many amenities Cheltenham has to offer.

Cheltenham Spa Rail Station 0.3 miles | Montpellier 0.8 miles
Dean Close School, Cheltenham Ladies' College and Cheltenham College are all within one mile of the property.



Guide price: £575,000: Share of freehold

Tenure: Share of Freehold

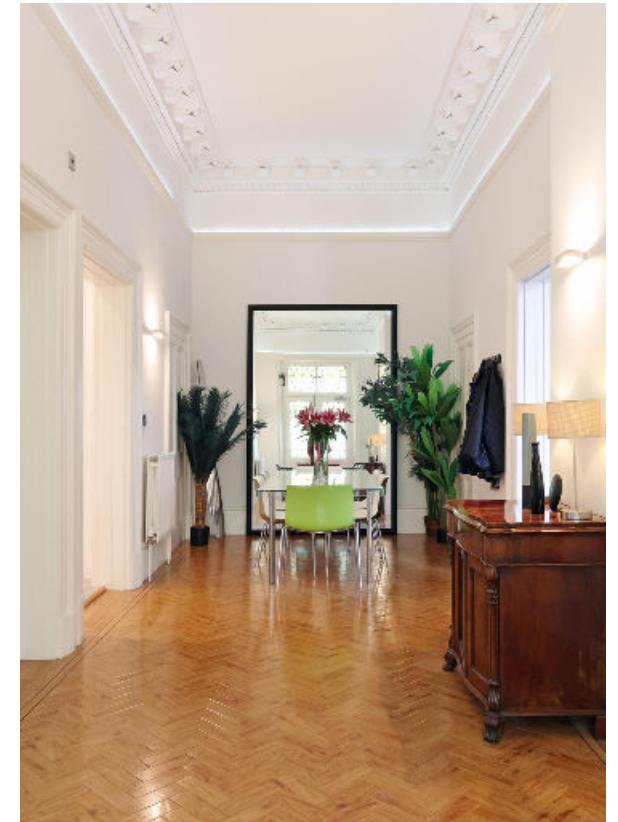
Local authority: Cheltenham borough council: 01242 262626

Council tax band: D





Independent entrance, high ceilings and a garage.





The Property

Osborne House is a prestigious Grade II listed Regency conversion just minutes from various amenities. The apartment is situated on the first floor and has an independent entrance via steps up to a front door leading into the apartment.

On entering the property there is a stunning reception hall with space for dining towards the far end. The hallway has an abundance of character and charm with high ceilings, cornicing and a lovely hardwood parquet floor. The kitchen is located to the left-hand side and features modern floor and wall-mounted units with built-in appliances. There is a fantastic well lit drawing room to the opposite side of the hall with lovely high ceilings and a period fireplace. In addition there is a lovely glass sunroom attached to the side of the drawing room (which has fantastic views over the gardens to the front of the property) which lets in an abundance of natural light to fill the room and creates a great space to work from in the winter months.

The rest of the accommodation is completed with a cloakroom off the hall way and a substantial principal bedroom with a large bay window, modern en suite and ample room for storage. The ceiling height flows all the way through the property giving space and light throughout the flat.

Outside, there are communal gardens, a gated secure entrance and included is a single parking space and a single garage with EV charging point.

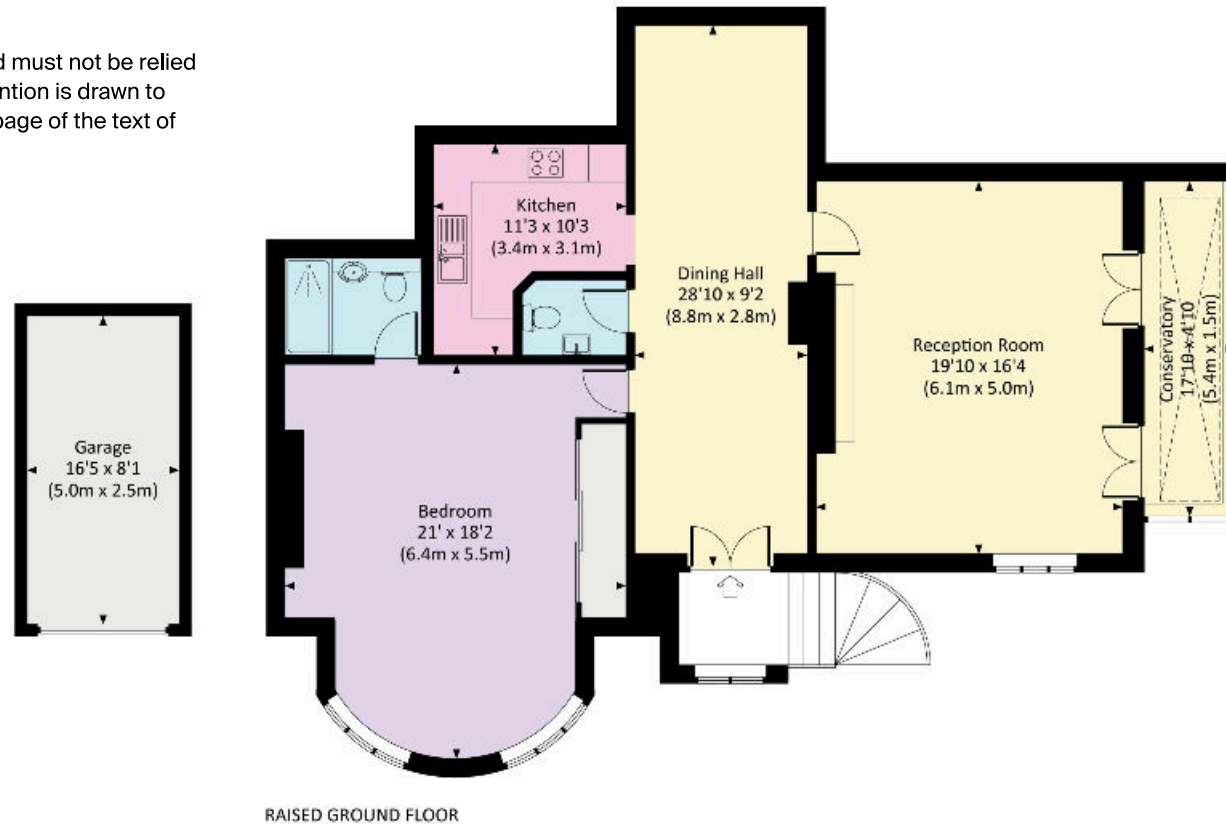
Location

Sitting on the fringe of the areas of Christchurch and Montpellier, the area is known for its eclectic mix of fine homes and tree-lined avenues. Tivoli and the Bath Road are also just a short distance away. Cheltenham Spa railway station is just a five minute walk away and road links to the M5 are excellent, Cheltenham itself is a Regency Spa town renowned for its fine architecture, famous gardens, boutique shops, restaurants and world-renowned schools.



Approximate Gross Internal Floor Area 112 sq m / 1206 sq 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.



Knight Frank
Cheltenham

123 Promenade

Cheltenham

GL50 1NW

knightfrank.co.uk

I would be delighted to tell you more

Harry Bethell

01242 246952

harry.bethell@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2023. Photographs and videos dated May 2023.

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