



6 Victoria Mansions, Malvern Road, Cheltenham, Gloucestershire

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# An impressive first floor apartment within a sought after Victorian conversion and situated in one of Cheltenham's most desirable locations

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## Description

A superbly proportioned first floor three bedroom apartment offering large, well planned accommodation in excellent order. The apartment forms part of an impressive Victorian conversion, situated in one of Cheltenham's most favoured locations within strolling distance of Montpellier. The apartment itself is situated over the first floor with a grand reception room, three bedrooms, two bathrooms, separate WC and a kitchen/dining room all of which offer excellent proportions. There is a secure lift which opens out directly into the apartment's entrance hall where there is plenty of storage for coats and shoes. Victoria Mansions offers excellent living space including a large split level reception hall and sitting room with French doors opening out to the balcony. There is a kitchen/breakfast room with Juliet balcony and ample space for a dining table. The spacious principle bedroom with beautiful bay windows offers built-in wardrobes and an en suite bathroom. Bedroom two has an en suite shower room, a walk-in wardrobe and a Juliet balcony. There is a further bedroom which is currently used as an office and a further separate WC. The property also benefits from an additional storage cupboard on the ground floor demised to this apartment. Outside, the apartment has parking for 2 cars and the grounds are attractively landscaped and planted. The apartment is leasehold with 975 years remaining and the owner of the apartment has a share of the freehold. The freehold is owned by Victoria Mansions Management company and once bought the new apartment owner becomes a member of the management company. Ground rent is not collected as all the lessees own a share of the freehold.



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## Location

Malvern Road is a wide avenue in one of Cheltenham's most favoured locations, lined by a beautiful dressed stone terrace and with Christ Church as a stunning landmark. Montpellier 530 yards. Cheltenham Spa Rail Station 0.7 miles. Cheltenham is renowned for attractions and festivals and for fine architecture and famous gardens. Convenient links to centres via the M5, the A419 to Swindon and the M4 and A40 to London.

## Property Information

**Services** Mains services

**Local Authority & Council Tax Band** Cheltenham Borough Council 01242 262626

Tax Band E

**Tenure** Leasehold with Share of the freehold

**EPC** E

**Guide price** £695,000







## Approximate Gross Internal Floor Area

Total Area: 160.1 sq.m / 1,723 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.



FIRST FLOOR

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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 February 2024. Photographs and videos dated February 2024.

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