

12 & 13 Royal Crescent

Cheltenham, Gloucestershire



One of a pair of magnificent Grade II* listed town houses with planning approved to convert into residential.



5-7



1-4



3-5

Summary of accommodation

12 Royal Crescent

Lower ground floor: Entrance hall | Restaurant | Two cloakrooms

Ground floor: Entrance hall | Two private dining rooms | Room | Cloakroom

First floor: Three rooms | Cloakroom

Second floor: Five rooms | Cloakroom

13 Royal Crescent

Lower ground floor: Entrance hall | Reception | Treatment room | Stores | Two Cloakrooms

Ground floor: Reception hall | Room | Cloakroom

First floor: Room | Cloakroom

Second floor: Three rooms | Cloakroom



Situation

(Distances and times are approximate).



Crescent Terrace is located in central Cheltenham just a short walk to Montpellier and the famous high street. The property has superb access to all that Cheltenham has to offer with ample restaurants and eateries on the door step.



Cheltenham has a superb range of private and independent schools to include Dean Close, Cheltenham College and Cheltenham Ladies' College. The town also plays host to many famous festivals to include Jazz, Literature and Food festivals with the Gold Cup at Cheltenham Race Course being the most popular.



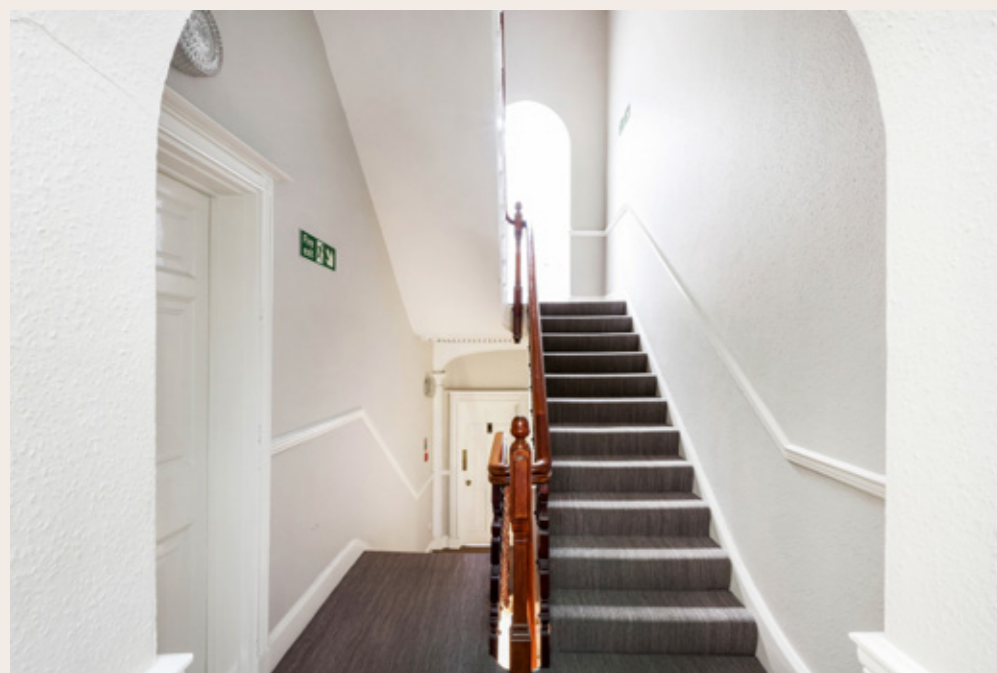
There is excellent access to the M5 and M4 corridor from Cheltenham and the train station has a main line in to London Paddington.



Cheltenham Spa offers regular services to London Paddington.



Birmingham, Cardiff and Bristol (all approximately 1 hour away).



12 & 13 Royal Crescent

12 and 13 Royal Crescent provide an exciting opportunity to acquire part of this magnificent terrace in the heart of Cheltenham's town centre. The properties can be retained with the current commercial use or converted (subject to the pending application) to create a pair of sizeable homes.

The crescent is made up of a terrace of 18 houses built in c1806-10 and were built as fashionable lodgings for visitors to the famous Spa. The Duke of Gloucester lived at No.18 when he was visited by Princess Victoria in 1830 and the terrace is believed to be the earliest important Georgian terrace to have been built in Cheltenham.

Available to purchase as a pair or individually the properties have separate titles and therefore are stand alone.

Externally the buildings have been exceptionally well maintained and display the classic characteristics of the era, with painted rendered elevations and sash hung windows under high parapet walls.

Internally the original proportions of the buildings remain fully intact with a small amount of subdivision to create individual offices. There are many period features throughout both buildings and it is easy to visualise residential conversion. The accommodation is arranged over four floors and extends to just over 4,500sqft.



Approximate Gross Internal Floor Area
12 Royal Crescent: 419.4 sq m / 4,514 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.



Outside

There is a small courtyard to the rear.

To the front there is allocated off road parking for five vehicles with each building. The car park is owned by a limited company and each property owner owns a share in that company.

Property Information

Tenure: Freehold.

Services: All mains services are connected to the property.

Listed: Grade II*

Local Authority: Cheltenham Borough Council

Postcode: GL50 3DA

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area
13 Royal Crescent: 434.9 sq m / 4,681 sq ft.

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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 July 2024. Photographs and videos dated July 2024.

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