



Abbotsdene, Cudnall Street, Cheltenham



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A magnificent apartment in a handsome Grade II listed Georgian villa.

Charlton Kings lies to the southeast of Cheltenham town centre. Charlton Kings is much sought after for its thriving local community and has an array of local amenities including various coffee shops, boutiques, a post office, pubs, a library, hair dressers', doctors' surgery and butchers. It is also on a regular bus route to the town centre, which is approximately one mile away.



Local authority

Cheltenham
Borough Council
01242 262626

The property

A beautifully proportioned two bedroom apartment of 1,400 sq ft occupying the ground floor of this detached period villa, offering stunning period features, a private courtyard garden, private entrance, magnificent communal walled garden and parking for 2 cars

Abbotsdene was converted in 1989 into five apartments. Apartment 2 occupies the ground floor of this handsome villa and can be accessed via the communal hallway, alternatively via a private entrance to the side.

Entering into the entrance hall, which is an impressive entrance as you look directly out onto the attractive communal gardens. The entrance hall can be utilised as a useful study space. The drawing room takes in the same views with two tall sash windows with working shutters looking out to the garden. There are several other period features including high ceilings, deep skirtings, detailed coving, ceiling rose, and a marble fireplace. Leading through to the conservatory which offers a very pleasant dining area and has a lovely outlook over the private walled courtyard garden. The kitchen is immaculate with integrated appliances and leads through to the utility room, which offers plenty of storage and leads out to the private walled courtyard where there is a large storage shed.

The principal bedroom again has a delightful southerly outlook over the garden and is a large room with built-in wardrobes and a modern en-suite with a walk-in rain shower. There is a second bedroom suite, which offers a huge amount of wardrobe and storage space. A cloakroom completes the impressive accommodation. To the rear of the house are the lovely communal gardens and at the front is parking for two cars.

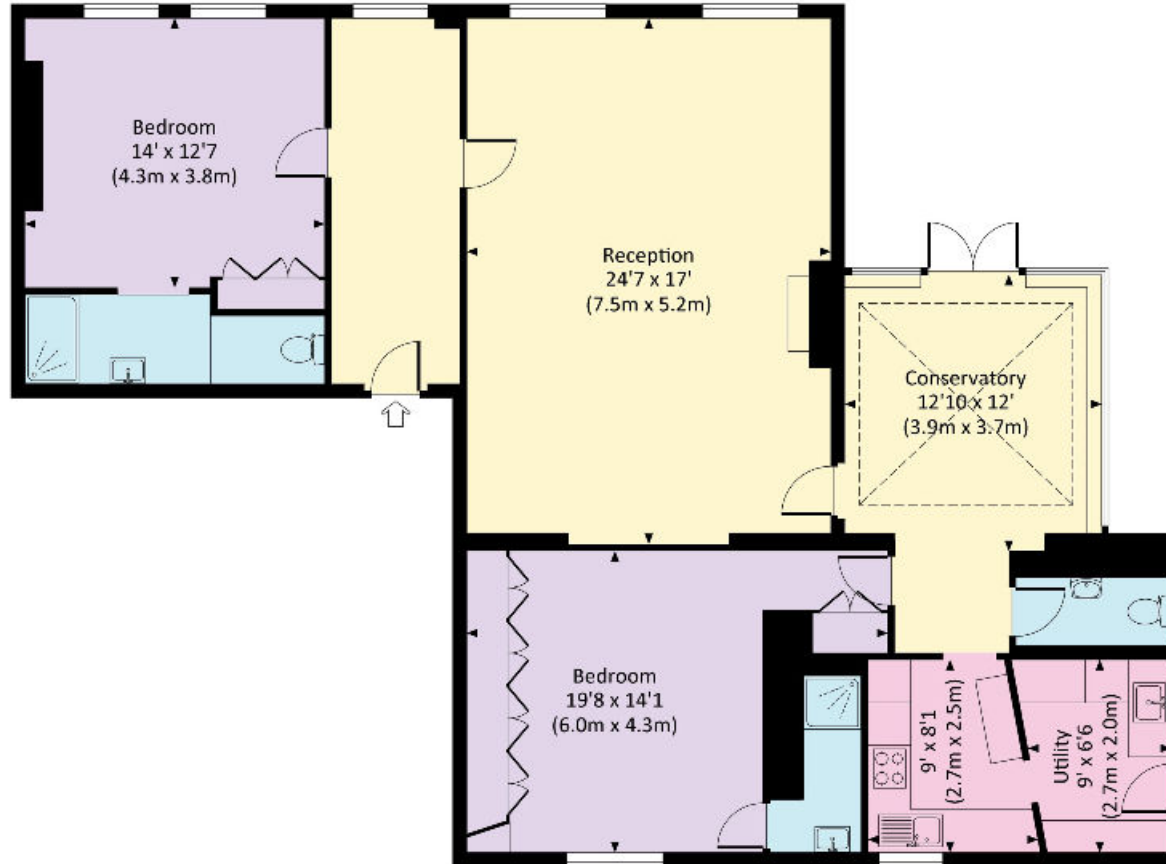
Maintenance charge - £2,501 per annum payable quarterly.

Share of freehold with a 967 year lease.

Planning permission is also permitted for a single storey extension please see planning ref: 19/01989/FUL.



Approx. gross internal area
1400 Sq Ft. / 130.1 Sq M.



GROUND FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209

Knight Frank

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 07/04/2022. Photographs and videos dated 03/05/2015 and 07/04/2022.

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