

FOR SALE



Eldorado Road, Cheltenham
Asking Price Of £325,000


MARTIN & CO



Eldorado Road, Cheltenham

2 Bedrooms, 1 Bathroom

Asking Price Of £325,000

- Beautiful Period Apartment
- Large Kitchen Dining Room
- Landing Study Area
- Large Living Room
- Large Garden
- Off Road Parking

This stunning apartment set in Eldorado Road in the heart of Lansdown near Cheltenham Spa Station and next to Montpellier is a real find.

The apartment has a lot to offer, both internally and externally. Set in this attractive red-brick building, the property is split level, with the hallway leading to a simply stunning kitchen diner. The 'U' shaped kitchen offers a breakfast bar and excellent entertaining space with the large window at the end having room for a separate dining table or as a seating area as the current owners have it. There are period store cupboards to offset the modern fittings and then the bright hallway (thanks to a large skylight) leads up to a landing study area and has a large storage space off. On the top floor of the apartment is a large lounge set to the end of the hall. A lovely sized main bedroom (15'3 by 10'6) with views over the garden below. A guest bedroom with built in storage and a modern shower room. The built in storage is extensive with the eaves store an impressive 21ft in length and in addition to this there is an outside store.



Externally the large rear garden space is divided so that each apartment has a strip of garden consisting of both patio space and lawn. There is an outside storage shed and unallocated off road parking to the front, plus permit parking on-road.

This is a very special apartment, it is very rare to have living space this size in a beautiful building and with a garden many family homes would be envious of. Add to that parking and a location in one of Cheltenham's most exclusive roads and you have a very fine home indeed.

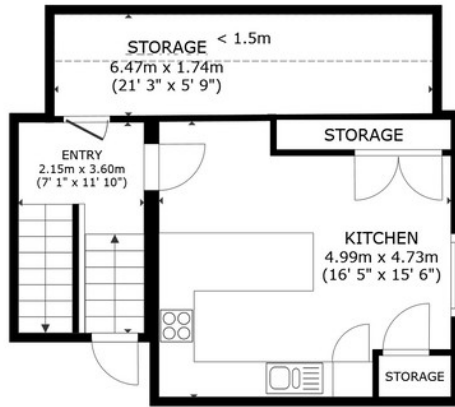
Tenure: Leasehold
Lease Remaining: 179 Years
Council Tax Band C
Maintenance Charge £60 a Month
Ground Rent £10 a year
EPC Rating: D
Gas Central Heating
Double Glazing
No Onward Chain



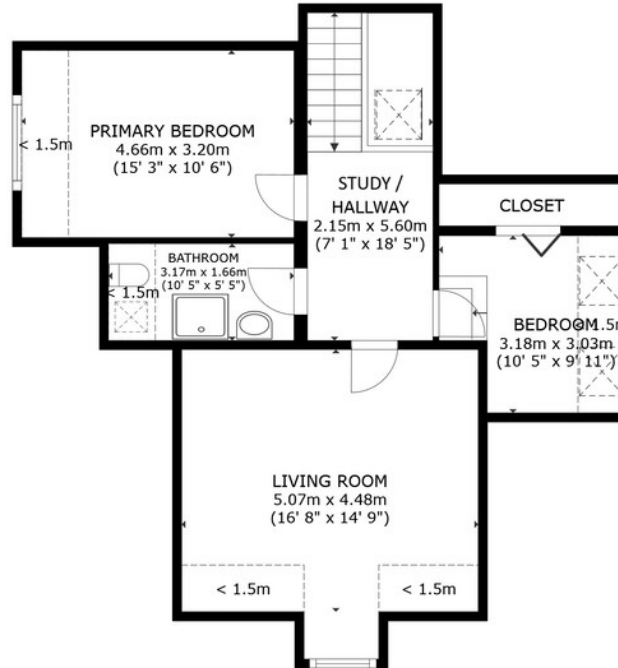


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F	38 F	
1-20	G		





FLOOR 1



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 38.9 m² (418 sq.ft.) FLOOR 2 60.7 m² (653 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 14.5 m² (156 sq.ft.)
TOTAL : 99.6 m² (1,072 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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