



Clarence Square, Town Centre, GL50 4JP

In Excess of £250,000



Clarence Square

Town Centre, GL50 4JP

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

- No Onward Chain
- Elegant First Floor Apartment Within A Grade II Listed Regency Townhouse Building
- Overlooking The Beautiful Clarence Square Gardens
- Impressive Bay Windowed Sitting/Dining Room With Ornate Period Features
- Generous Ceiling Heights And Character Features Throughout
- Prime Central Cheltenham Location Close To Pittville Park And The Town Centre





A beautifully proportioned first-floor apartment set within an elegant Grade II listed Regency townhouse, forming part of a handsome Georgian terrace on the highly sought-after Clarence Square, overlooking the park. Offered to the market with no onward chain, this charming home combines impressive period character with generous accommodation, including a stunning bay windowed sitting/dining room, two bedrooms and a separate galley kitchen, all within easy reach of Cheltenham town centre and Pittville Park.

Entrance Hall: A welcoming and spacious entrance hall providing access to all principal rooms with useful space for furniture and additional storage solutions.

Sitting/Dining Room: A superb reception space filled with natural light from an impressive bay window overlooking Clarence Square. The room showcases beautiful period features including ornate decorative cornicing, high ceilings, sash windows, built-in shelving and an attractive feature fireplace, while also offering ample space for both sitting and dining areas.

Kitchen: A separate galley-style kitchen fitted with a range of wall and base units, generous worktop space, a gas hob, double oven and a stainless steel 1.5 bowl sink unit. The kitchen also benefits from a breakfast bar seating up to two people and space for appliances. A tall sash window fills the room with natural light while enhancing the property's charming period character.

Bedroom One: A spacious double bedroom featuring high ceilings, decorative coving, an original fireplace and a tall sash window allowing for excellent natural light.

Bedroom Two: A comfortable second bedroom with a tall sash window and built-in storage cupboard, making it equally suitable as a guest bedroom, dressing room or home office.

Bathroom: Fitted with a white suite comprising a bath with shower over, low-level WC, wash hand basin with vanity storage beneath, tiled splashbacks and useful built-in shelving. A further benefit is a useful loft storage area accessed via a loft ladder, offering excellent additional storage within the apartment.

Location: Clarence Square is one of Cheltenham's most attractive and well-known garden squares, ideally positioned close to Pittville Park, the Pump Rooms and Cheltenham town centre. The location offers a wonderful balance of peaceful surroundings and convenience, with a range of cafés, restaurants, independent shops and transport links all within easy reach.

Additional Details:

Tenure: Share of Freehold

Lease Length: 993 Years

Service Charge: £1,200 per annum

Council Tax Band: B

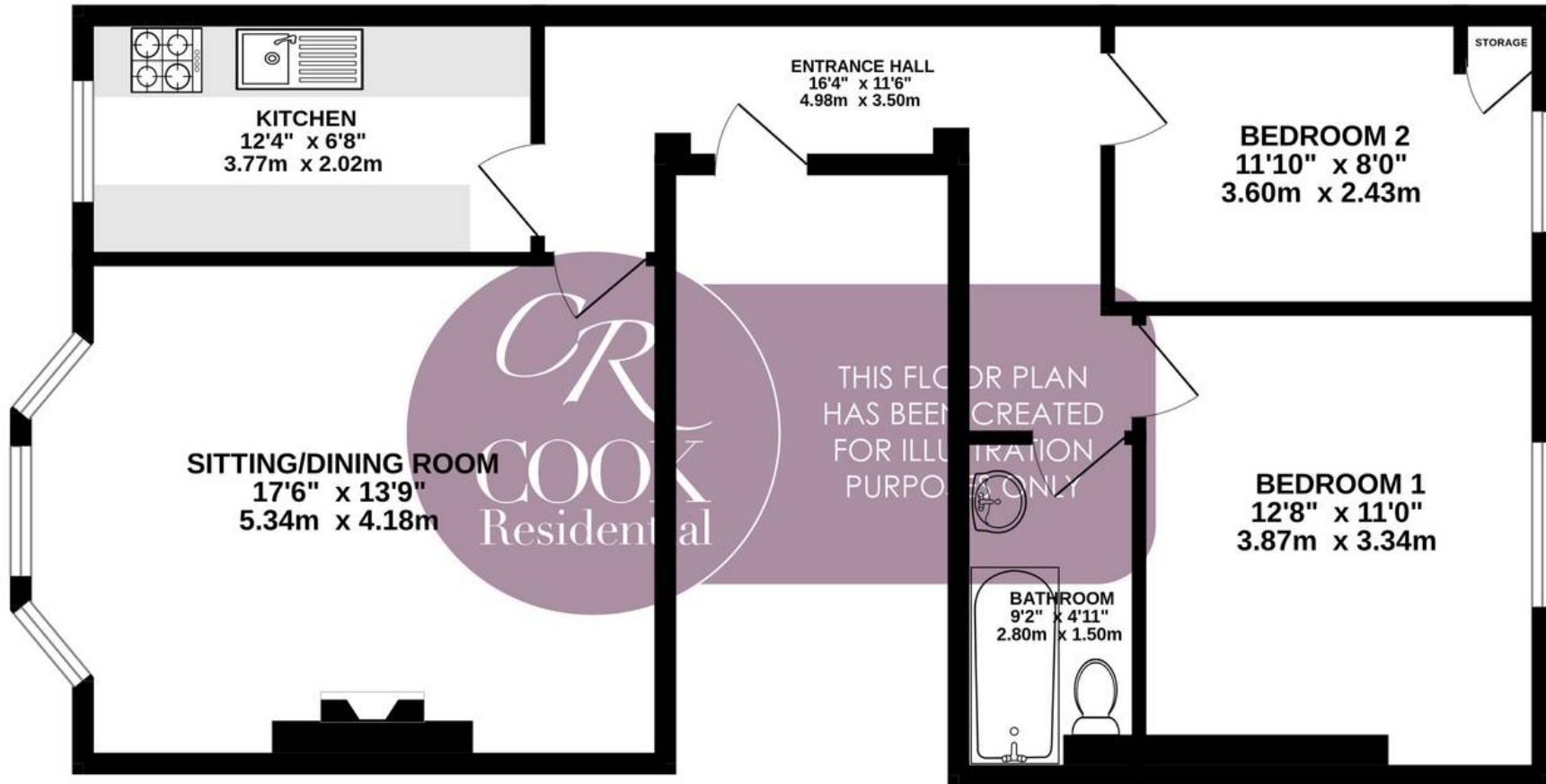
Parking: On-street permit parking is available through Gloucestershire County Council.

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FIRST FLOOR

678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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