



- Two double Bedrooms
- Open-plan reception/kitchen diner
- Contemporary
- Underfloor heating

The Crescent, Gloucester Road, Cheltenham, GL51 8PF

FOR SALE - £249,500

A luxury two bedroom Penthouse in the sought after private gated development The Crescent.



Property Description

Full Description

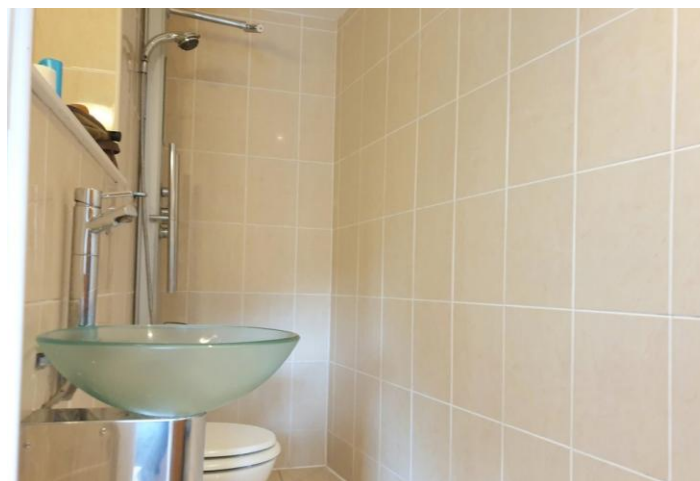
Situated on the third floor of this sought after private residence, this fabulous contemporary Penthouse apartment consists of a welcoming entrance hall with double doors leading to a spacious and light open-plan reception / kitchen diner, fully equipped with integrated appliances including washer/dryer, dishwasher and a fridge/freezer. There is also a substantial island unit housing the hob, oven, grill with extractor hood above, along with a wine rack and cupboards. This generous space is further complemented by patio doors leading to a private balcony overlooking the landscaped gardens.

There are two double bedrooms, the Master bedroom benefitting from a large walk-in double wardrobe with motion sensor lighting whereas bedroom two has patio doors and a Juliet balcony. The Master bedroom also has an en-suite shower room including glass handbasin, W.C and a glass shower cubicle with over-head shower.

To the rear of the property is a family bathroom comprising a modern bathroom suite including smoked glass washbasin, low level W.C, and bath with over-bath shower.

The property also benefits from zone controlled under floor heating, spotlights, tiled flooring and enviable views over the communal landscaped gardens.

Externally there is allocated off road parking, visitors' parking and a large secure storage room.





Situated off the Gloucester Road, The Crescent is a gated community accessed via a private road. The property is served by excellent transport links as Cheltenham Spa Station with mainline trains to London, Bristol and Cardiff is only 3 minute walk away, local bus routes and easy access to the A40 and M5.

Locally, the area is served by local amenities including cafes, Tesco Metro as well as Waitrose. The shops of Cheltenham Promenade, the beautiful green space of Imperial Gardens and vibrant bars and restaurants of Montpellier are also within walking distance.

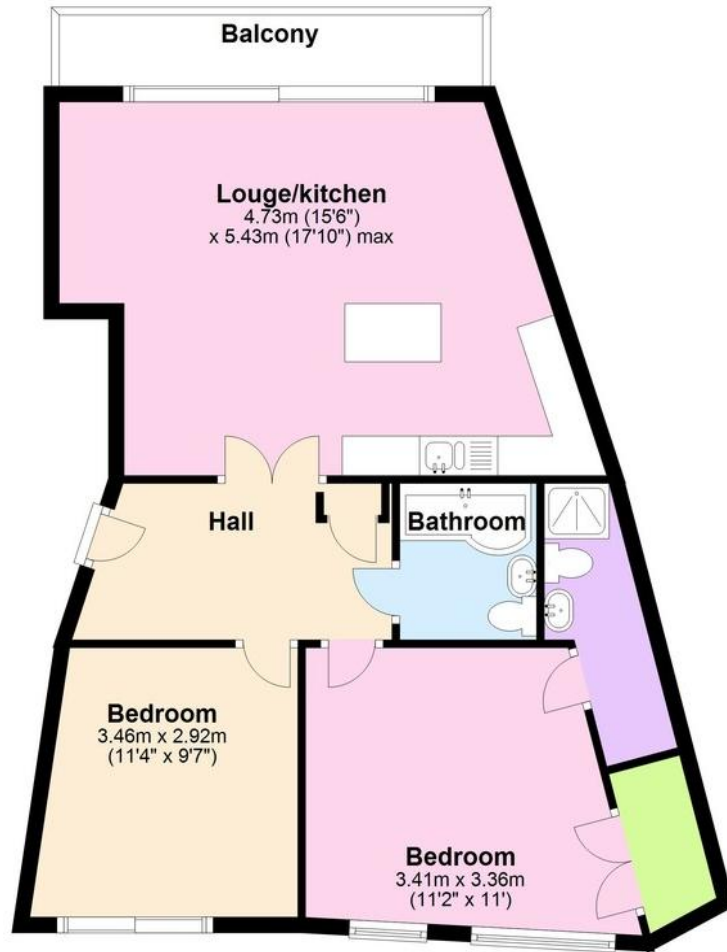
Council Tax: Band C

Annual Service Charge: £2,276.00

Ground Rent: £250.00

Third Floor

Approx. 70.7 sq. metres (761.4 sq. feet)



Total area: approx. 70.7 sq. metres (761.4 sq. feet)

19 The Crescent, Cheltenham

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		75	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C		76	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.