



I FULSHAW LODGE  
53 Christchurch Road | Cheltenham | Gloucestershire | GL50 2PR

HUGHES **HS** SEALEY *Incorporating*





# Welcome to...

## I FULSHAW LODGE

Welcome to Flat I, Fulshaw Lodge, a two-double bedroom, beautifully presented garden apartment that benefits from an exceptional amount of internal space, private low maintenance garden and an allocated parking space, located within a gated car park.

The property is located on one of the most desirable roads in Cheltenham and is a twenty minute walk from Montpellier and the Promenade with both enjoying a range of boutique bars and restaurants plus an array of shopping from both international and independent brands. Furthermore, the town boasts a number of festivals throughout the year to include Jazz, Literature, Food and Science as well as the renowned Cheltenham Festival at Prestbury Park, home of the Gold Cup.

Returning to the property, the home is beautifully presented and is modern, fresh and ready to move into and enjoy from the very first moment. Stepping into the central hallway, doors lead to all rooms, which include a separate cloakroom, two bedrooms and the open plan kitchen/dining/living room.

Starting with the bedrooms, both are of a super

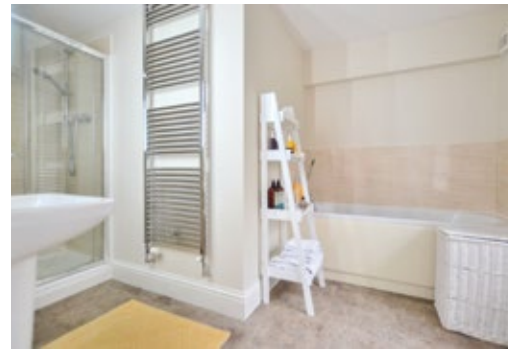
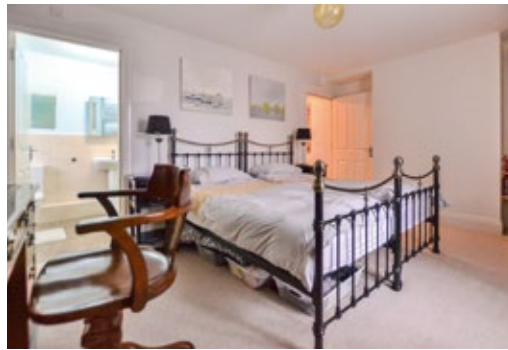
size and enjoy plenty of natural light with the main bedroom having a large bay fronted window and the guest bedroom benefiting from double aspect windows. The master bedroom enjoys a four-piece en suite bathroom whilst the guest room benefits from a three-piece en suite bathroom.

Moving to the end of the building is the open plan living area. The kitchen is a delight and benefits from a wealth of units plus a series of integrated appliances and is completed with granite work surfaces. The breakfast bar acts as a natural divide to the living room, yet there is plenty of space for one to have an additional table and chairs should this be required.

The living room benefits from a tiled floor; windows to one side of the room and two sets of French doors that lead to the property's private garden.

Stepping outside, the home enjoys a low maintenance garden which is paved yet is surrounded by raised beds which offer a wealth of maturity. Steps from the garden lead to the parking area and the apartment's parking space is the one closest to these steps.





**TOTAL APPROX. FLOOR AREA 1340 SQ.FT. (124.5 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2020

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, 113 Promenade, Cheltenham, Gloucestershire GL50 1NW.

#### GENERAL INFORMATION

- Tenure – Leasehold
- Start date of Lease: 1st January 2011
- Length of lease: 126 years
- Years remaining on lease: 117 years
- Service Charge to include Buildings Insurance: £240.67 per month
- Ground Rent – £350.00 per year
- Restrictions include: No pets

#### KEY FEATURES

- Stunning two double bedroom apartment located within a building dating back to the 1900's
- Located on a highly desirable road in central Cheltenham, for sale with no onward chain
- High specification running throughout the property. Must be viewed to be fully appreciated
- Offering an allocated parking space and private low maintenance garden
- Open plan kitchen/dining/living room – Living room with French doors to garden
- Wonderfully appointed kitchen offering an array of units, integrated appliances and granite tops
- Master bedroom with door leading to four-piece en suite shower room
- Guest bedroom with en suite bathroom
- Separate cloakroom and entrance hall complete the property's accommodation

#### DIRECTIONS

Please enter the following postcode into your sat nav system: GL50 2PR. The property can be identified by our For Sale sign.







HUGHES SEALEY *Incorporating* Fine & Country  
Email: [cheltenham@hughessealey.co.uk](mailto:cheltenham@hughessealey.co.uk) or [cheltenham@fineandcountry.com](mailto:cheltenham@fineandcountry.com)  
Tel: +44 (0)1242 220080 | 13 Promenade, Cheltenham, Gloucestershire GL50 1NW

HUGHES **HS** SEALEY *Incorporating*

