



APARTMENT 4, RICHMOND HOUSE
21 Eldorado Road | Cheltenham | GL50 2PU

HUGHES **HS** SEALEY *Incorporating*



Welcome to...

APARTMENT 4, RICHMOND HOUSE

Welcome to Apartment 4, Richmond House, a two double bedroom, first floor apartment that is spacious, bright and ready to move into and enjoy.

In 2016, Richmond House undertook an extensive refurbishment and today the building is a magnificent development of luxury apartments created from the conversion of an attractive Victorian detached residence. Located on a tree-lined street, the new owners can enjoy all that Regency Cheltenham affords to include an array of shops, cafes and theatres as well as a town hall. Cheltenham is also home to festivals which include; Jazz, Science, Food and Literature as well as the world-famous Cheltenham Gold Cup which takes place at Prestbury Park.

The current occupiers, who have owned since early 2017 and have used the property as a second home, present to the market a dwelling that blends period features with modern and contemporary fixtures and fittings with effortless ease. It is because of all that the property offers, an internal viewing is highly recommended.

Accessed via video entry system, the communal entrance is clean and bright and stairs lead to the apartment. Once inside, the apartment has a central entrance hall which leads to all the rooms which include the open plan kitchen/dining/living room, two double bedrooms and the family bathroom.

The main reception space is flooded with natural light due to the large bay window which is East facing and so catches the morning sun. The kitchen benefits from an array of units as well as a host of integrated appliances.

The two bedrooms, both located to the front of the building and so West facing, benefit from the afternoon sun. Both rooms are comfortably doubles with the master bedroom boasting a three-piece en suite shower room.

Completing the apartment's accommodation is the beautifully appointed family bathroom.

Externally the property enjoys the use of the lawned communal garden. For the ease of the residents, there is also a bin store and bike store. The property also has the benefit of one off-road parking space and for those with a second car, permit parking is also available to purchase.

LEASEHOLD INFORMATION

- Start date of Lease: 31.03.2017
- Length of lease: 125 years
- Years remaining on lease: 121 years
- Service Charge to include Buildings Insurance: £1300 per year
- Ground rent: £100.00 per year

KEY FEATURES

- Bright and spacious, first floor; two double bedroom apartment located on a favoured road
- Offered for sale with no onward chain
- Located within walking distance of Montpellier and the Promenade
- Offering one allocated parking space and use of the communal garden
- Open plan living/dining/kitchen. Kitchen offers an array of units and is fully integrated
- Master bedroom with en suite shower room
- Guest bedroom, also a double bedroom
- Three-piece family bathroom
- Beautifully presented and ready to move into and enjoy
- A property that comes with a high recommendation to view

DIRECTIONS

Enter the postcode into your sat nav system: GL50 2PU. The property can be identified by our For Sale sign.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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, 7 Court Mews, Charlton Kings, Cheltenham, GL52 6HS.



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