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APARTMENTS 2 & 3 HATHERLEY LODGE

St Stephen's Road, Cheltenham, GL51 3AB

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ST STEPHEN'S ROAD, CHELTENHAM, GL51 3AB

*Regency apartments with development
and investment potential*

DESCRIPTION

Hatherley Lodge is a substantial detached Georgian house set on the prestigious and highly sought-after St Stephen's Road. Currently the property is arranged as three apartments, with the self-contained basement apartment being retained as a leasehold professional let, allowing the formal sale of both apartments 2 & 3. These sizeable flats form the upper three floors of this particularly grand home. Another exiting option is to retain the current layout and earn a healthy rental income from the top apartment or to combine the two apartments into an impressive Regency family home. At circa 3456 Sq ft the accommodation on offer is flexible and substantial, allowing the scope to renovate and redesign the current accommodation to suit individual requirements.

Whilst the leasehold basement apartment is not part of this current sale option, there is an interesting option to acquire the flat in the future and therefore own the entire building.

SITUATION

Much of the charm of the property is due to its setting, sited on one of Cheltenham's most sought-after roads between Tivoli and The Park, a fashionable and desirable residential area. St Stephen's Road is a wide boulevard, made up of high calibre yet individual homes and is within strolling distance to the quaint independent shops, cafes and delis that Tivoli is so well reputed for. In addition to these local amenities, Cheltenham's chic shopping districts Montpellier and the Promenade are also within a short stroll, offering a real cosmopolitan lifestyle to its audience.



Cheltenham is a Spa town, well known for its Regency architecture and cultural offerings, playing host to several highly acclaimed festivals including Music, Jazz and Literary. The close proximity to the town centre, belying excellent communications links and exceptional schools such as Dean Close, Cheltenham College and The Cheltenham Ladies' College, all within walking proximity, make this area perennially popular for families. Cheltenham Spa Station is also only a 15 minute walk away.

OUTSIDE

Occupying a prominent position on this popular road, Hatherley Lodge is fronted by a spacious carriage driveway offering off road parking. Positioned beautifully within its plot, the garden to the rear is an excellent expanse yet a blank canvas further offering development opportunities. Also situated within the rear garden are three garages which are private to the two apartments.

LOCAL AUTHORITY

Cheltenham Borough Council. Tel:01242 262626

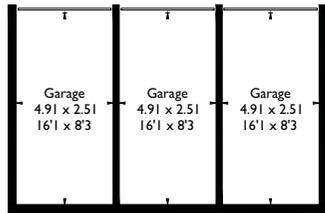
VIEWING INFORMATION

Viewing by appointment only

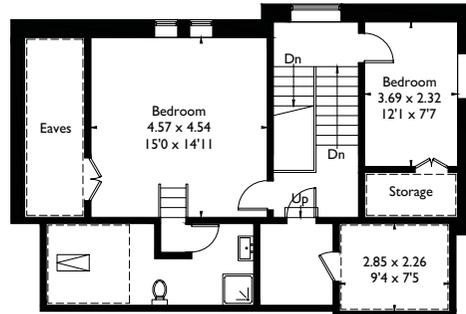


FLOOR PLANS

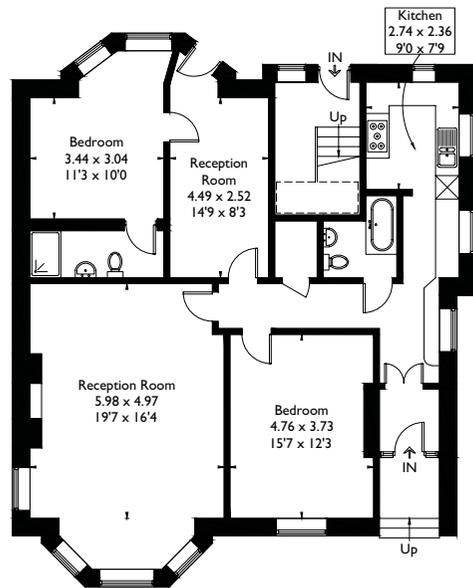
Approximate Gross Internal Area
 House = 321.3 sq m / 3458 sq ft
 Garages = 38.2 sq m / 411 sq ft
 Total = 359.5 sq m / 3869 sq ft



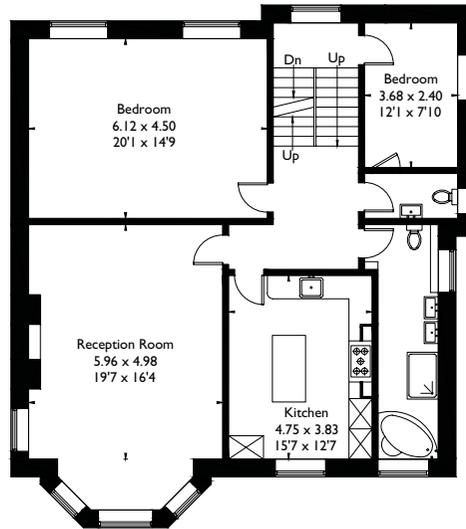
Garages
 (Not Shown In Actual Location / Orientation)



Second Floor = Reduced headroom below 1.5m / 5'0

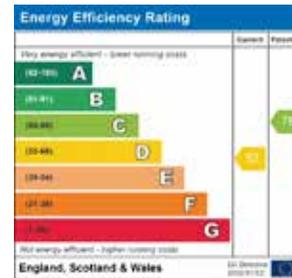


Ground Floor

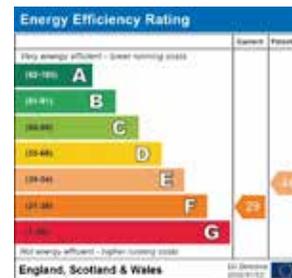


First Floor

FLAT 2



FLAT 3



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