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8 ROYAL PARADE

Apartment 4, 8 Royal Parade, Cheltenham, GL50 3AY

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*A magnificent and unique two bedroom apartment with a self-contained studio bedroom set within a Grade II listed townhouse forming part of a beautiful parade in the heart of Montpellier*

- One of Cheltenham's Finest Roads
- A beautiful and Spacious Top Floor Apartment
- Reception Hall
- Drawing Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Bathroom
- A Self-Contained Studio Room with Separate Kitchenette
- Off Road Parking

## DESCRIPTION

8 Bayshill Road is a beautiful Grade II listed building, characterised by its classic Regency style. Internally, Apartment 4 is no exception to the beautiful façade of the building, this stunning apartment occupies the top floor of this charming building with a separate self-contained studio set on a mezzanine level. The apartment inside has a particularly special feel with lovely proportions, period style and character. The symmetry of the rooms, the high ceilings, cornicing and Sash windows enhances the light throughout the apartment.

The apartment is approached by steps leading to the main front door and onto the apartment via beautifully kept communal areas. There is immediate sense of light on entering the apartment enhanced by the symmetry and large windows throughout. The drawing room, with a feature fireplace, is a beautiful and spacious room with two large sash windows to the front. The well-appointed kitchen is a rare size for an apartment, spacious and well appointed, fitted with a range of units and integrated appliances. There are two double bedrooms and a luxury bathroom.



On a mezzanine level, is the self-contained studio room with its own entrance. This unique and exceptional addition to the main apartment is ideal for letting, a guest area or a work studio. There is a double bedroom with built in wardrobes, a shower room and kitchenette area.

#### OUTSIDE

The property sits well back from the road enjoying a prominent position on the parade. There is off road parking to the front of the property.

#### SITUATION

Royal Parade is an elegant terrace of fine Ashlar stone period properties and one of Cheltenham's finest and most sought-after addresses. Set on Bayshill Road, this attractive street scene lines one half of a long, tree lined boulevard of high calibre homes in the heart of Montpellier. This highly regarded location is a short stroll from fashionable Montpellier with its lovely shops, boutiques, restaurants, parks and the famous Promenade. Within strolling distance are the cultural attractions on offer including the many festivals Cheltenham hosts as well as world renowned schools, The Cheltenham Ladies' College, Cheltenham College and Dean Close. Communications from this area is also particularly strong, within a short stroll to the train station, with excellent links to London and other major cities. There is easy access to the M5 infrastructure and A40 Oxford and London.

#### LOCAL AUTHORITY

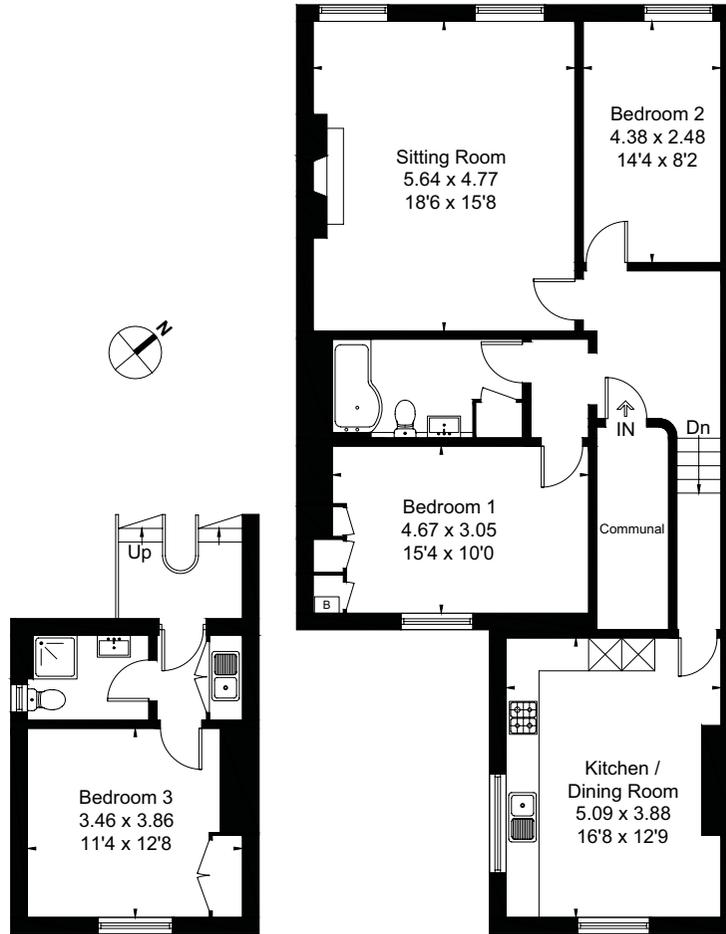
Cheltenham Borough Council. Tel:01242 262626

#### VIEWING

Viewing by appointment only.



Approximate Area = 116.3 sq m / 1252 sq ft (Excluding Void)  
Including Limited Use Area (0.9 sq m / 10 sq ft)



**Mezzanine**  
Area = 20.2 sq m / 217 sq ft

**Second Floor**  
Area = 96.1 sq m / 1034 sq ft  
(Limited Use Area = 0.9 sq m / 10 sq ft)



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