



THE  
RESIDENCE  
CHELTENHAM

*Timeless Elegance meets  
Contemporary Living...*





## *The Residence*

### *St James's House House 58*

*Turnkey, Fully Furnished boutique Property Investment Opportunity*

ST JAMES'

HOUSE NO.	FLAT	FLOOR	BEDS	SQFT	EXTERNAL SPACE
58	1	LG	1	450	PATIO
58	2	G	1	630	PATIO
58	3	1	2	655	BALCONY
58	4	2	1	570	N/A

*A beautiful Georgian Townhouse located in the Town Centre of picturesque Cheltenham*

*Arranged as four self-contained luxury Apartments each with its own parking space*

*999 Year Lease*

*Peppercorn Ground Rent*

*Available to purchase as an ongoing turnkey short let property investment*

*or with vacant possession*

*Owned in an SPV - Company or Property Purchase options available*

*OFFERS IN EXCESS OF: £1,000,000*

*GROSS YIELD GUIDE: 10%+*

*ESTIMATED RENTAL INCOME PA: £109,000*

**[PROMOTIONAL VIDEO](#)**

# *The Development*

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## DESCRIPTION

Take a step back in time at The Residence, Cheltenham, a sympathetic restoration of a regency-style, Grade II listed building in a prime location, right in the centre of town.

Cheltenham, dubbed as the 'gateway to The Cotswolds', coupled with its reputation for hosting one of the most widely recognised racing events in the country, The Gold Cup.

The Residence follows in the sentiment of this rich tradition, providing class and superiority to all those looking for both style and substance in a restoration. The best of both worlds.

The Residence, a boutique development with a sense of grandeur, offers a selection of 17 stylish apartments within four bespoke houses: Berkeley House, Mayfair House, St George's House, and St James' House.

There are four 2-bedroom apartments, leaving thirteen 1-bedroom apartments, stretching over four levels, each with a touch of exclusivity and a hint of originality. Various apartments contain outside space, not to mention the 2-bedroom apartments, situated on the first floor with their own private balconies.

Furthermore, there are parking spaces available at an extra cost.

Those looking to purchase a slice of history at The Residence, can expect to see yearly rental yields exceeding 15%, in a town that has experienced a 58% increase in property values over the last 10 years.



# Summary

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*Cheltenham has been voted as the best place to live in Southwest England by The Sunday Times, further re-iterated by the New York Times, describing the town as undergoing a 'cultural renaissance'.*

## ECONOMY

- ◆ Visitor economy grown by 18% between 2014 - 2019.  
2019:
  - ◆ 1.1m annual staying nights
  - ◆ over £221m spent on tourism.
- ◆ £2.5-£3bn economy - predicted to grow to £4.5bn over 10 years.
- ◆ 70,000 jobs.
- ◆ 77% people live and work in the town.
- ◆ 42.4% of workers hold at least a degree level qualification.
- ◆ Advanced Engineering & Manufacturing strong
  - GE Aviation and Spirax-Sarco.
- ◆ HQs – GCHQ, Superdry and Spirax-Sarco.
- ◆ Digital/Tech-based firms - Google, Microsoft, Apple.
- ◆ Unilever have a base here.

## INBOUND INVESTMENT

- ◆ The Quadrangle, a landmark from the 1970's, has been thoughtfully redesigned to create a modern commercial space.
  - ◆ Four floors of high-end office space have been built to meet the needs of Cheltenham's thriving business community in the twenty-first century. Its excellent ground-floor shopping and cafe options have now been supplemented by an exciting new rooftop restaurant with breathtaking views over Montpellier.
  - ◆ Arle Court Park and Ride in Cheltenham will be transformed into a new £20 million "transport hub" with 1,000 new parking spaces, bike stands and a cafe.
  - ◆ Gloucestershire Airport, one of the busiest general aviation airports in the UK, has recently been upgraded and contributes significantly to the economic development of the surrounding area.
  - ◆ Cheltenham Borough Council and HBD X Factory have reached an agreement to construct the first phase of the billion pound Golden Valley Development, a fantastic project that will create 3,700 new homes, nearly 12,000 new jobs, and 2 million square feet of commercial space.
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# Further Information

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## RETAIL & LEISURE

- ◆ Regent Arcade is home to a number of well-known retail establishments, including John Lewis, House of Fraser, and M&S.
- ◆ Brewery Quarter, the town's upscale shopping and entertainment district, has a wide variety of stores, restaurants, a cinema, a bowling alley, and luxurious hotels.
- ◆ A variety of restaurants, including The Ivy and seven Michelin-starred restaurants, are within walking distance.
- ◆ Recognised as one of the safest towns in the UK, and awarded 'Purple Flag Town' status.
- ◆ There are numerous green spaces throughout town. Within walking distance are Imperial Park, Pittville Park, Montpellier Gardens, and Sandford Park, all less than a 15-minute walk away.
- ◆ A 2-minute walk will take you to the nearest gym, and a 6-minute cycle ride gets you to the Leisure Centre.
- ◆ Cheltenham Cricket Club, Cheltenham Boxing Academy, Cheltenham Motor Club, and, of course, many days at the Cheltenham Racecourse to kick back and relax.
- ◆ Up to 25 major events throughout the year, Cheltenham is known as 'The Festival Town', playing host to the 4th largest sporting event in the UK; the legendary, Gold Cup.
- ◆ The town is also home to The Times & Sunday Times Literature Festival and the Cheltenham Paint Festival, showcasing high-quality artwork from leading international street artists.
- ◆ Cheltenham is also the gateway to England's largest Area of Outstanding Natural Beauty, with The Cotswolds right on the doorstep.

## EDUCATION

- ◆ You can rely on excellent school options, with St. John's Primary School being the closest and only about a five-minute walk from The Residence.
- ◆ Private schools in the town include St Edward's and Berkhamstead.
- ◆ Other schools in Cheltenham, to name a few, include Pittville School, All Saints' Academy, Pate's Grammar School, Balcarras Secondary School (Sunday Times' Southwest State School of the Decade Award), and Cheltenham College, less than a 15-minute walk away.
- ◆ Cheltenham is home to the University of Gloucestershire and its cutting-edge campuses, attracting students from all over the world, thanks to its reputation in providing support to international students (ranked in the Top 3 by QS World University Rankings).
- ◆ Additionally, The Residence is a mere 75-minute drive from 19 universities, including Oxford, Warwick, Bristol, Cardiff, Bath and Birmingham.

## HEALTHCARE

- ◆ Cheltenham General Hospital is less than a 5-minute drive.
  - ◆ A wide range of NHS and private medical facilities are available in and around the town centre, including Nuffield Health Hospital, which is only a 15-minute drive away.
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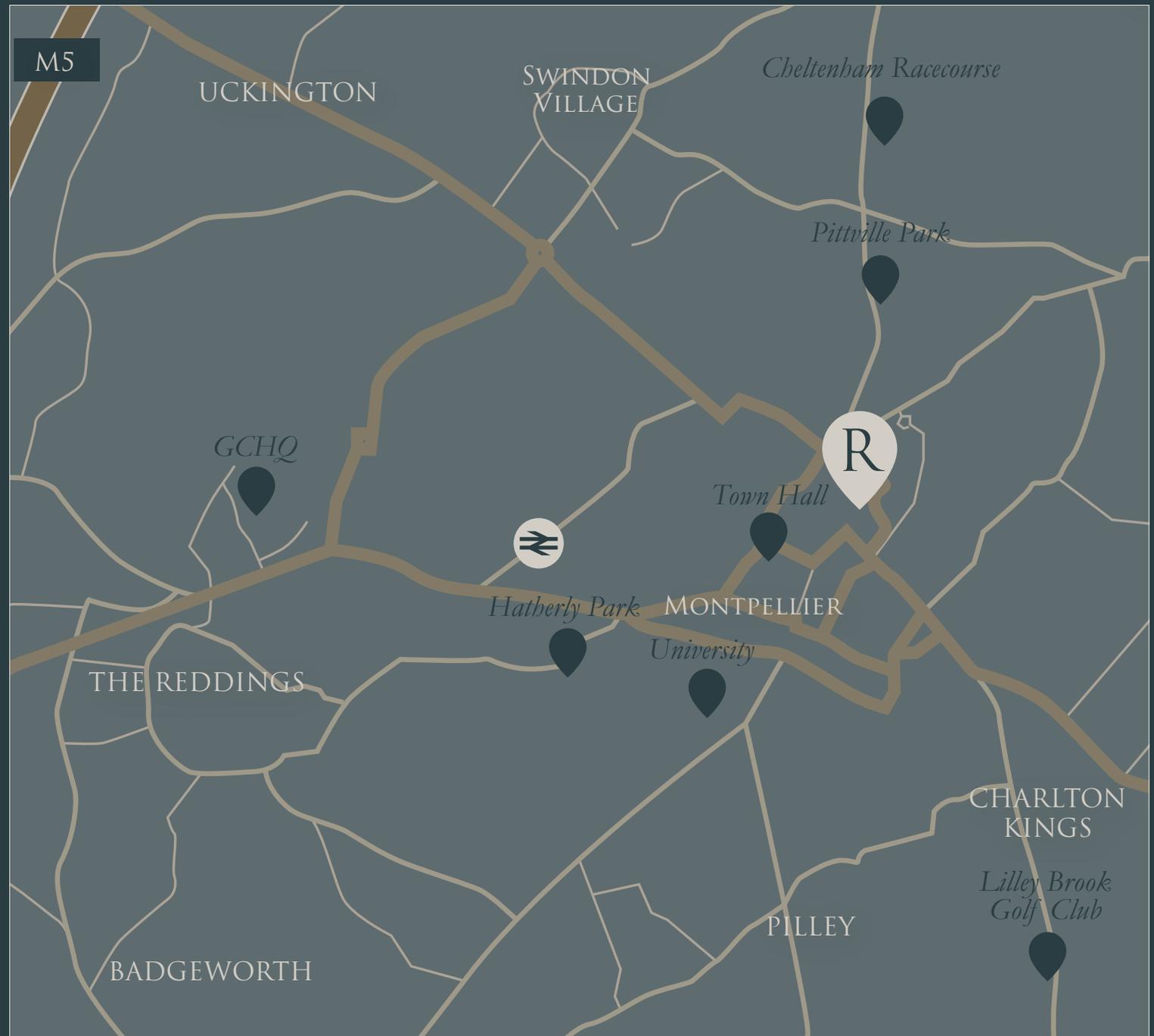
# Connectivity

-  15 MINS GLOUCESTER
- 45 MINS BIRMINGHAM NEW STREET
- 45 MINS BRISTOL TEMPLE MEADS
- 55 MINS SWINDON
- 2 HOURS LONDON PADDINGTON

-  10 MINS GLOUCESTERSHIRE AIRPORT
- 60 MINS BIRMINGHAM AIRPORT
- 75 MINS BRISTOL AIRPORT

-  50 MINS SWINDON (32 miles)
- 51 MINS STRATFORD-UPON-AVON (31 miles)
- 60 MINS BRISTOL (43 miles)
- 75 MINS OXFORD (41 miles)
- 75 MINS BATH (55 miles)

Access links to M4, M5, M6, as well as the A40 and A417.



# Specification

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## KITCHEN

- ◆ White Tatton Shaker Style Kitchen
- ◆ Chrome D-Handles
- ◆ Silver Granite Laminate Worktop
- ◆ Silver Granite Laminate Splashback
- ◆ Oak Grey Laminate Floating Flooring with Sound Proofing
- ◆ Stainless Steel Sink
- ◆ Chrome Taps
- ◆ Plinth Heater
- ◆ Down Lighters

## KITCHEN APPLIANCES

- ◆ Integrated Beko Single Oven and Ceramic Hob
- ◆ Elica Missy Chrome Extractor Hood
- ◆ Integrated Beko Fridge Freezer
- ◆ Integrated Beko Dishwasher
- ◆ Integrated Beko Washer Dryer

## LIVING ROOM

- ◆ Oak Grey Laminate Floating Flooring with Sound Proofing
- ◆ White Walls
- ◆ Grey Detailing (where applicable)
- ◆ Fireplace Surrounds (where applicable)
- ◆ Wall Mounted Panel Heaters
- ◆ Ceiling Pendant Lighting



# Specification

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## BATHROOM

- ◆ Concealed Cistern W/C
- ◆ Pedestal Wash Basin
- ◆ Chrome Thermostatic Shower
- ◆ Single Ended Bath
- ◆ Light Grey Marble Wall Tiles (Fully Tiled)
- ◆ Dark Grey Marble Floor Tiles
- ◆ Heated Towel Rail
- ◆ Mirrored Vanity Unit
- ◆ Chrome Taps
- ◆ Down Lighters

## BEDROOM

- ◆ Carpeted Flooring
- ◆ White Walls
- ◆ Grey Detailing (where applicable)
- ◆ Wall Mounted Panel Heaters
- ◆ Ceiling Pendant Lighting

## HALLWAY

- ◆ Oak Grey Laminate Floating Flooring with Sound Proofing
- ◆ Down Lighters
- ◆ TV, Telephone, and Internet Points (Cat6)
- ◆ Door Entry System

## THROUGHOUT

- ◆ Chrome Light Fittings and Sockets
- ◆ Single Glazed Windows



# Turnkey Specification



<p><b>LIVE &amp; DINE</b></p> <ul style="list-style-type: none"> <li>4 Three Seat Sofa</li> <li>4 Coffee Table</li> <li>2 100cm Dining Table</li> <li>2 80cm Dining Table</li> <li>12 Dining Chairs</li> </ul> <p><b>SLEEP</b></p> <ul style="list-style-type: none"> <li>5 5ft Bed</li> <li>5 5ft Mattress</li> <li>10 Bedside Tables</li> <li>5 Chest of Drawers</li> <li>5 Wardrobe</li> </ul> <p><b>LIVE &amp; DINE ACCESSORIES</b></p> <ul style="list-style-type: none"> <li>4 50" 4K TV</li> <li>4 Rug</li> <li>4 Floor Lamp</li> <li>8 Artwork</li> </ul> <p><b>SLEEP ACCESSORIES</b></p> <ul style="list-style-type: none"> <li>5 Mattress Protector</li> <li>20 Pillow Protectors</li> <li>10 Duvet Cover</li> <li>40 Pillow Case</li> <li>5 Duvet</li> <li>20 Pillows</li> <li>10 Fitted Sheets</li> <li>Hangers</li> <li>10 Table Lamps</li> <li>5 Throw</li> <li>10 Cushions</li> </ul>	<p><b>BATHE ACCESSORIES</b></p> <ul style="list-style-type: none"> <li>4 Toilet Paper Holder</li> <li>4 Toilet Bin</li> <li>4 Bath Matt</li> <li>4 Toilet Scrub</li> <li>4 Soap Dispenser</li> <li>10 Person Towel Set</li> </ul> <p><b>COOK ACCESSORIES</b></p> <ul style="list-style-type: none"> <li>4 Microwave</li> <li>4 Toaster</li> <li>4 Kettle</li> <li>4 Cafetiere</li> <li>2 12pc Dinner Set</li> <li>2 6pc Dinner Set</li> <li>2 Four Person Cutlery Set 2</li> <li>Two Person Cutlery Set 4</li> <li>Cutlery Tray</li> <li>4 Utensil Set</li> <li>12 Mugs</li> <li>12 Wine Glasses</li> <li>12 Tumbler Glasses</li> <li>4 Corkscrew</li> <li>4 Can Opener</li> <li>4 Scissors</li> <li>4 Peeler</li> <li>4 Chopping Board</li> <li>4 Knife Block</li> <li>4 Sieve</li> <li>12 Tea Towels</li> <li>4 Oven Glove</li> <li>12 Baking trays</li> </ul>	<p><b>GENERAL &amp; HALLWAY</b></p> <ul style="list-style-type: none"> <li>4 Vacuum</li> <li>4 Iron</li> <li>4 Ironing Board</li> <li>4 Mop &amp; Bucket</li> <li>4 Dustpan &amp; Brush</li> <li>4 Broom</li> <li>4 Drying Rack</li> <li>4 Freestanding Mirror</li> <li>15 Pendants</li> <li>4 A4 Frame Guest Manual</li> <li>1 Basement Hallway Mirror</li> <li>3 Basement Hallway Artwork</li> <li>4 Artificial Dining Table Plants</li> <li>4 Silver Sculptures</li> <li>4 Welcome Mats</li> <li>4 Horse Racing Hardback Book</li> </ul> <p><b>GENERAL</b></p> <ul style="list-style-type: none"> <li>4 Fire Extinguisher &amp; Blanket</li> <li>4 Plug-in Emergency Light</li> </ul>	<p><b>FURNITURE PRICING</b></p> <p><b>Net:</b> £24,922.00  <b>VAT:</b> £4,984.40  <b>Total:</b> £29,906.40</p> <p><b>WINDOW DRESSING PRICING</b></p> <p><b>Net:</b> £2,566.00  <b>VAT:</b> £513.20  <b>Total:</b> £3,079.20</p> <p><b>DLB ELECTRICAL SERVICES</b></p> <p><b>Net:</b> £300.00  <b>VAT:</b> £60.00  <b>Total:</b> £360.00</p> <p><b>TOTAL (FOUR UNITS) PRICING</b></p> <p><b>Net:</b> £27,788.00  <b>VAT:</b> £5,557.60  <b>Total:</b> £33,345.60</p>
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# Turnkey Specification

HALLWAY ARTWORK - 90cm x 60cm



COATHANGER



MANTELPIECE SCULPTURE  
WELCOME MAT



HALLWAY MIRROR



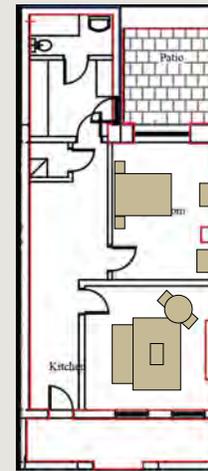
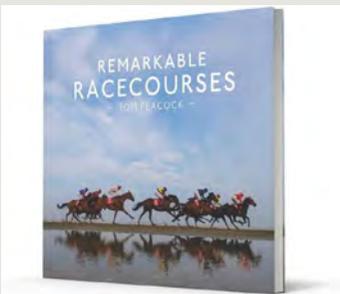
COFFEE TABLE TOP BEDROOM MIRROR



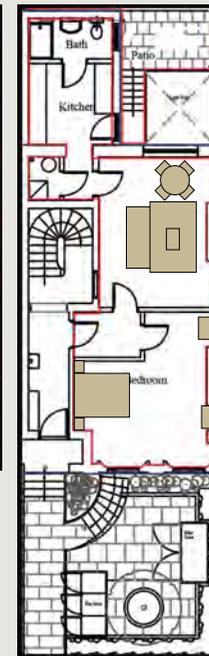
BED THROW AND MATCHING CUSHIONS



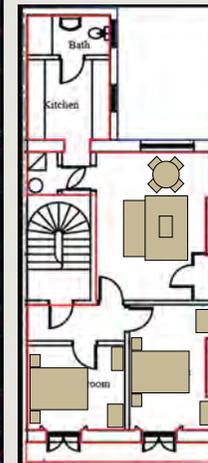
HARDBACK BOOK - W28.5cm x H25cm



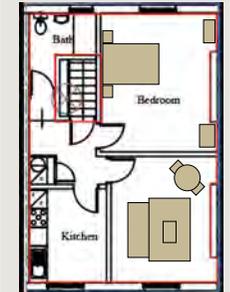
Basement Floor



Ground Floor



First Floor



Second Floor

# Floor Plans

## BASEMENT LAYOUT



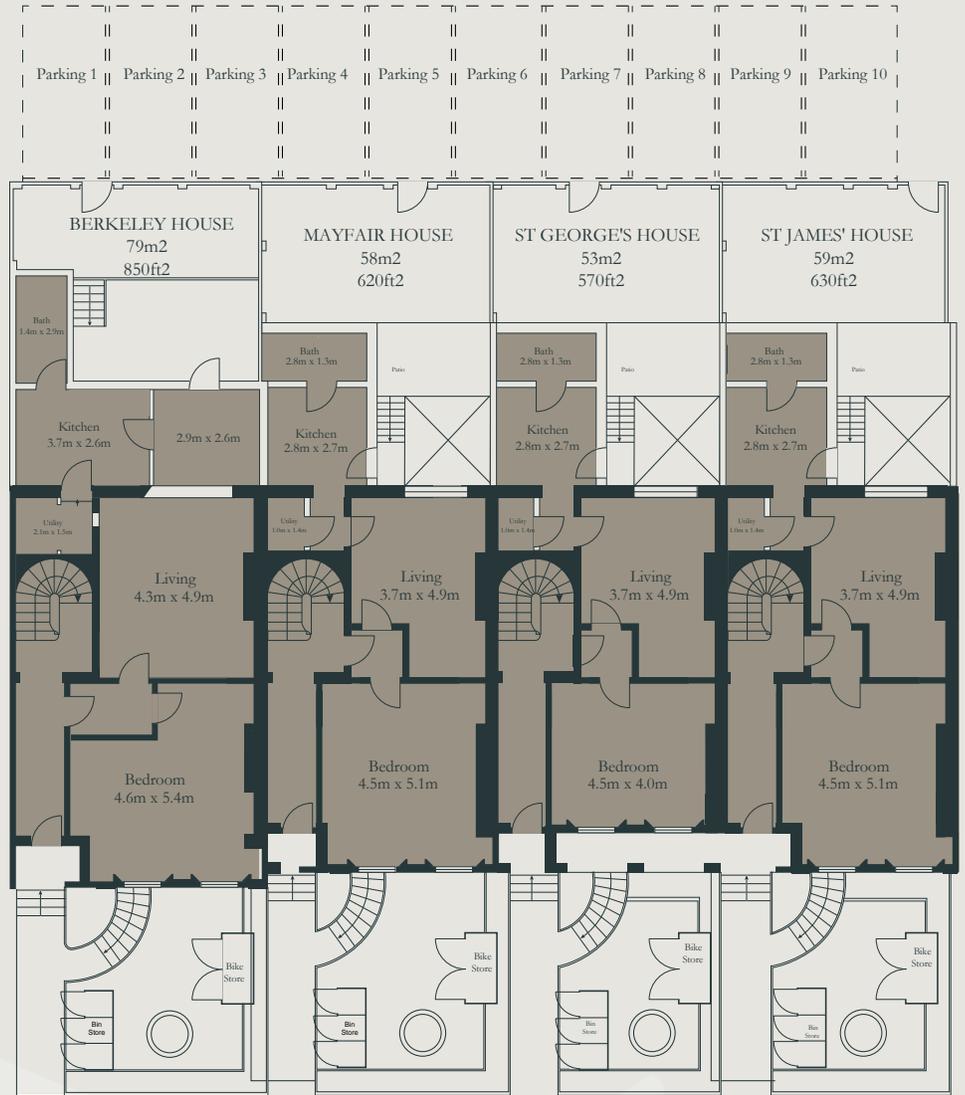
No. 52 - Flat 1

No. 54 - Flat 1

No. 56 - Flat 1

No. 58 - Flat 1

## GROUND FLOOR LAYOUT



No. 52 - Flat 2

No. 54 - Flat 2

No. 56 - Flat 2

No. 58 - Flat 2

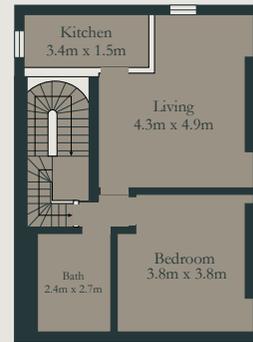
Parking 1 || Parking 2 || Parking 3 || Parking 4 || Parking 5 || Parking 6 || Parking 7 || Parking 8 || Parking 9 || Parking 10

# Floor Plans

## FIRST FLOOR LAYOUT

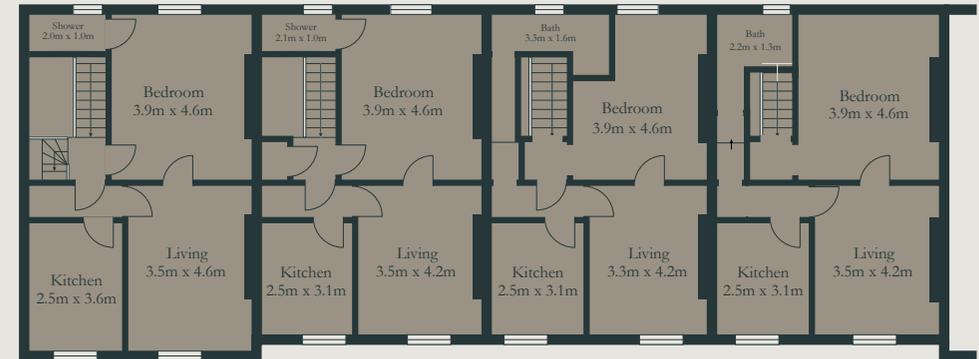


## THIRD FLOOR LAYOUT



BERKELEY HOUSE  
46m<sup>2</sup>  
495ft<sup>2</sup>  
No. 52 - Flat 5

## SECOND FLOOR LAYOUT



House Name	Total Area (m <sup>2</sup> )	Total Area (ft <sup>2</sup> )
BERKELEY HOUSE	50m <sup>2</sup>	530ft <sup>2</sup>
MAYFAIR HOUSE	47m <sup>2</sup>	505ft <sup>2</sup>
ST GEORGE'S HOUSE	52m <sup>2</sup>	550ft <sup>2</sup>
ST JAMES' HOUSE	54m <sup>2</sup>	570ft <sup>2</sup>

House Name	Flat No.
BERKELEY HOUSE	No. 52 - Flat 4
MAYFAIR HOUSE	No. 54 - Flat 4
ST GEORGE'S HOUSE	No. 56 - Flat 4
ST JAMES' HOUSE	No. 58 - Flat 4



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