



Flat 5 Buckingham House, Wellington Street, Cheltenham GL50 1XY

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A well-presented Grade II listed second floor flat in a convenient central location. Large sitting room with two windows incorporating a modern fitted kitchen, double bedroom with wardrobe and a fitted ensuite shower room. Electric heating. Chain free sale.





The property is approached through well-presented communal areas to a light landing which leads to the front door.

The front door opens into a large sitting room with good ceiling heights and two west facing windows. The room incorporates a modern fitted kitchen with base and wall mounted units and built in appliances.

A door leads through to a double bedroom, again with a large window, fitted wardrobe and access to a well-appointed ensuite shower room fitted with a white suite.

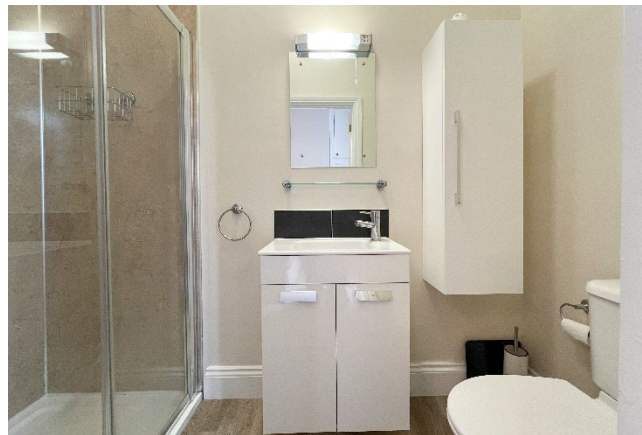
The flat is well presented throughout, is being sold chain free and is heated by radiators fired from an electric boiler.

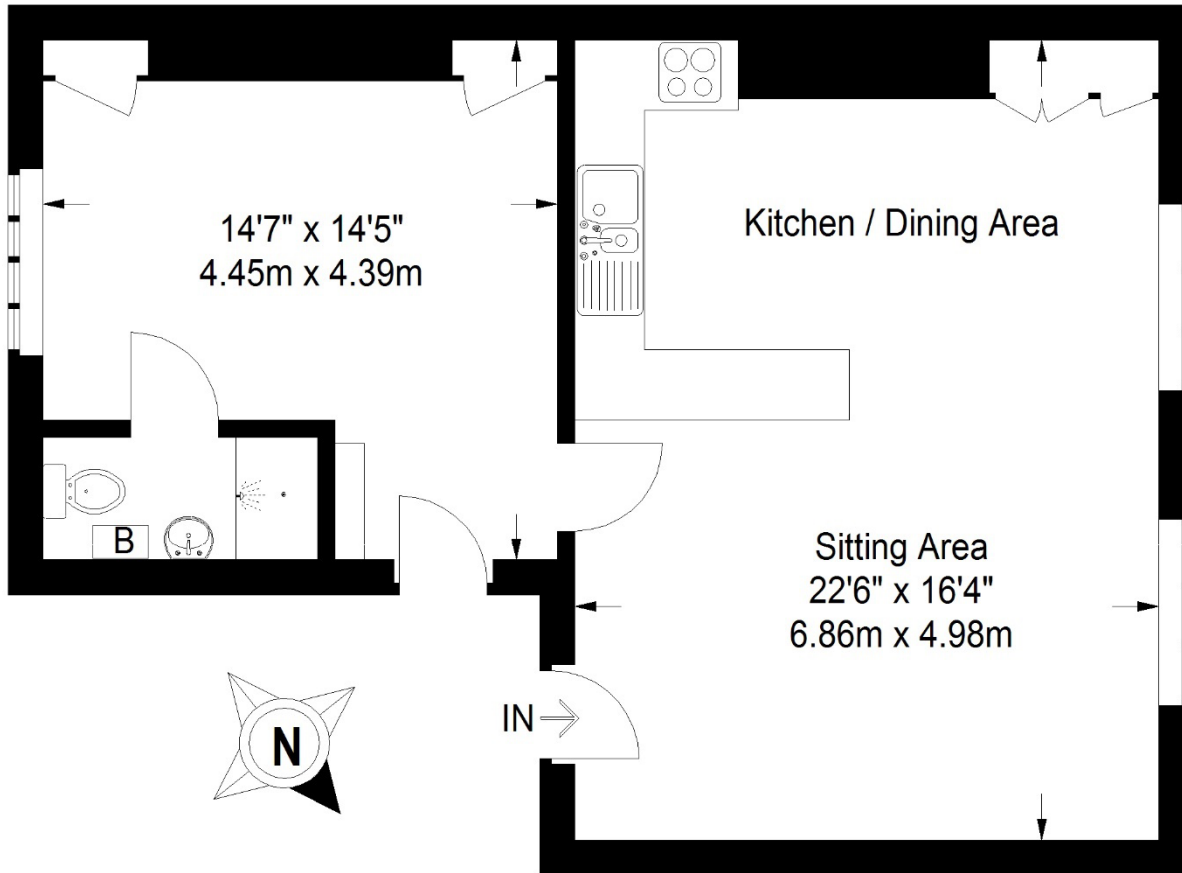
## Lease Details

Tenure: Leasehold with a share of the freehold.  
Lease: 999 year lease commencing 24th June 2015.  
Service Charge: £2,206.36  
Ground Rent: Peppercorn  
Managing Agents: Complete Property Group.

## General

Services: Main electric, water and drainage are believed to be connected.  
Local Authority: Cheltenham Borough Council.  
Council Tax: Band B  
EPC: D (62/64)  
Parking: On street permit parking.  
Title Number: GR399419





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 Approximate Gross Internal Area 590 sq ft / 54.8 sq m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

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