



WELLING

24 Wellington Place,

Priory Street, Cheltenham, Gloucestershire GL52 6DG



An impressive three bedroom duplex apartment occupying the second and third floors of this imposing Neo-Regency style building located in the heart of Cheltenham with secure underground car parking and an amazing 18'x10' terrace, ideal for entertaining and providing far reaching views.





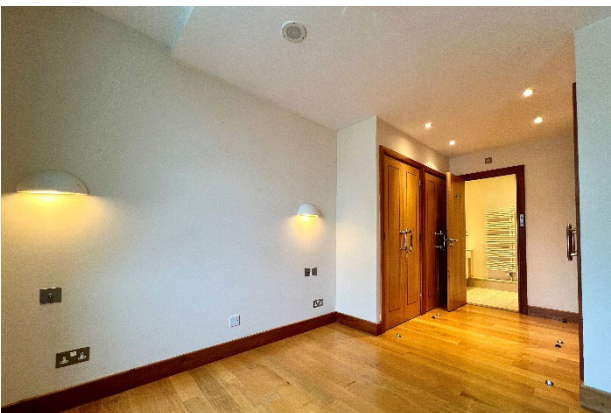
This amazing duplex apartment is located in the heart of Cheltenham and provides over 1100 sq ft of well-organised accommodation.

Upon entering, you are welcomed into a wide spacious entrance hall with a returning staircase leading to the upper floor. Three bedrooms are located on this level as well as the well-appointed main bathroom. The master bedroom, to the front of the building, is well proportioned and features a dressing area with two sets of fitted double wardrobes and an ensuite shower room with twin basins, W.C. and a spacious shower.

A returning staircase leads to the upper floor, and the wonderfully versatile, open plan reception room incorporating a well fitted kitchen with wood block surfaces, base and wall mounted units and built in appliances. To one end of the room is a wall of glazed panels with access to a delightful 18'x10' private paved terrace with far reaching views, providing a lovely space to entertain or relax in.

The property is well presented throughout with wooden floors, skirtings, architraves, doors and features modern benefits including double glazed sash windows and gas fired central heating. Outside to the rear of the building is a secure well-tended communal garden with secure bicycle storage and a very useful lock up storage shed.

The property has one allocated underground car parking space. In addition the development provides several secure visitor car parking spaces.



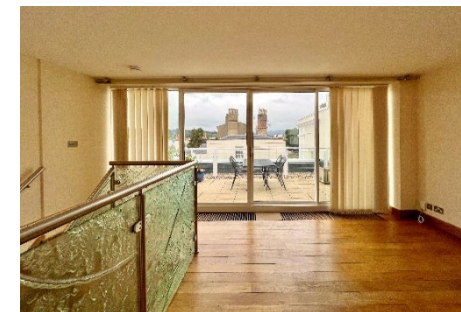
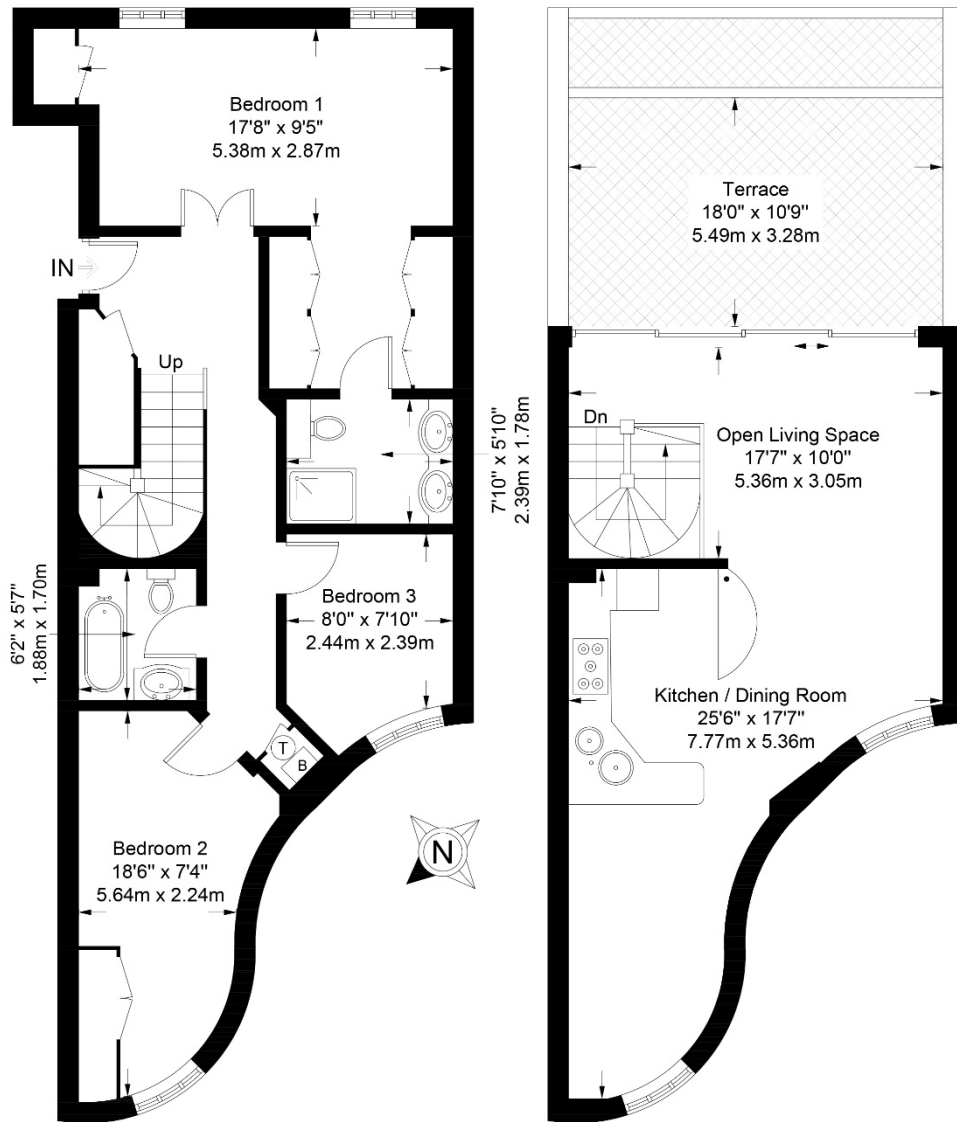
Lease Details:

Tenure: Leasehold with a 1/32 share of the freehold.
Lease: 999 year lease commencing 25th March 1998.
Service Charge: £2,100 per annum.
Ground Rent: Not collected.
Managing Agents: Cambray Property Management.

PLEASE NOTE: Short term lets and pets are NOT permitted.

General:

Services: All mains services are believed to be connected.
Local Authority: Cheltenham Borough Council.
Council Tax: Band E
EPC: C
Parking: Secure allocated car parking space.



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 Approximate Gross Internal Area 1193 sq ft / 110.8 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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