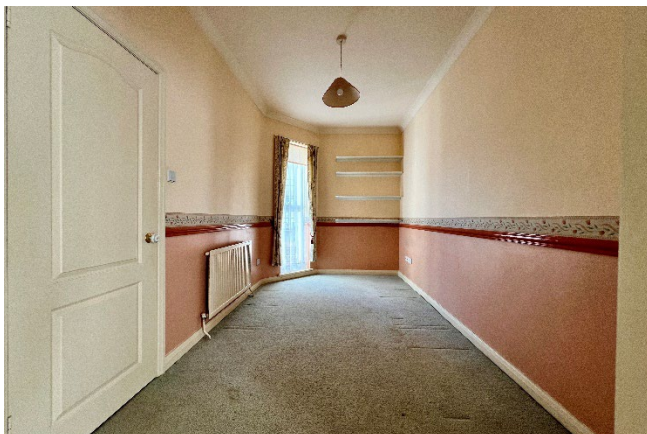




8 Cranley, Wellington Square, Pittville, Cheltenham, Gloucestershire GL50 4JX

A substantial purpose built raised ground floor flat offering an excellent refurbishment opportunity to create an amazing home. The property currently offers an entrance hall off which is a shower room, a 22'x16' sitting room, kitchen (with views over Wellington Square), dining/bedroom, master bedroom with ensuite bathroom and additional bedroom. Garage. Double glazing & central heating.





This substantial raised ground floor flat could be lived in immediately but would benefit from renovation and modernisation to create an amazing home.

The property is approached through well-presented communal areas and offers over 960 sq ft of accommodation. The front door opens into an entrance hall off which is a shower room comprising a W.C., basin and a shower cubicle. A door leads through to a spacious sitting room (c.22'7x16'7) which has two windows to the front of the building overlooking Wellington Square. In addition there is access to a useful internal storage room and large airing cupboard. The kitchen is fitted with a range of base and wall mounted cupboards and also has views over the square. Folding doors lead from the sitting to a dining room which could be a second bedroom if required. A door leads to a inner hall off which is the master bedroom and additional bedroom. The master bedroom has a splay bay, fitted wardrobes and an ensuite bathroom.

Outside to the rear of Cranley is a SINGLE GARAGE located in a block.

The property features gas fired central heating to radiators vis a Worcester boiler located in the kitchen and double glazed windows.

### Lease Details

Tenure: Leasehold with a share of the freehold  
Lease: 999 years commencing 1987 - 963 years remaining.

Service Charge: £3993.23 for the period 31.03.24 to 30.03.25

Ground Rent: Not collected.

Managing Agents: Ash & Co.

### General

Services: All mains services are believed to be connected.

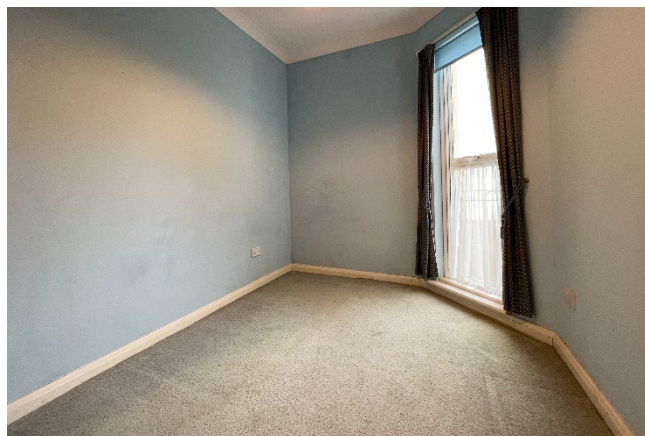
Local Authority: Cheltenham Borough Council.

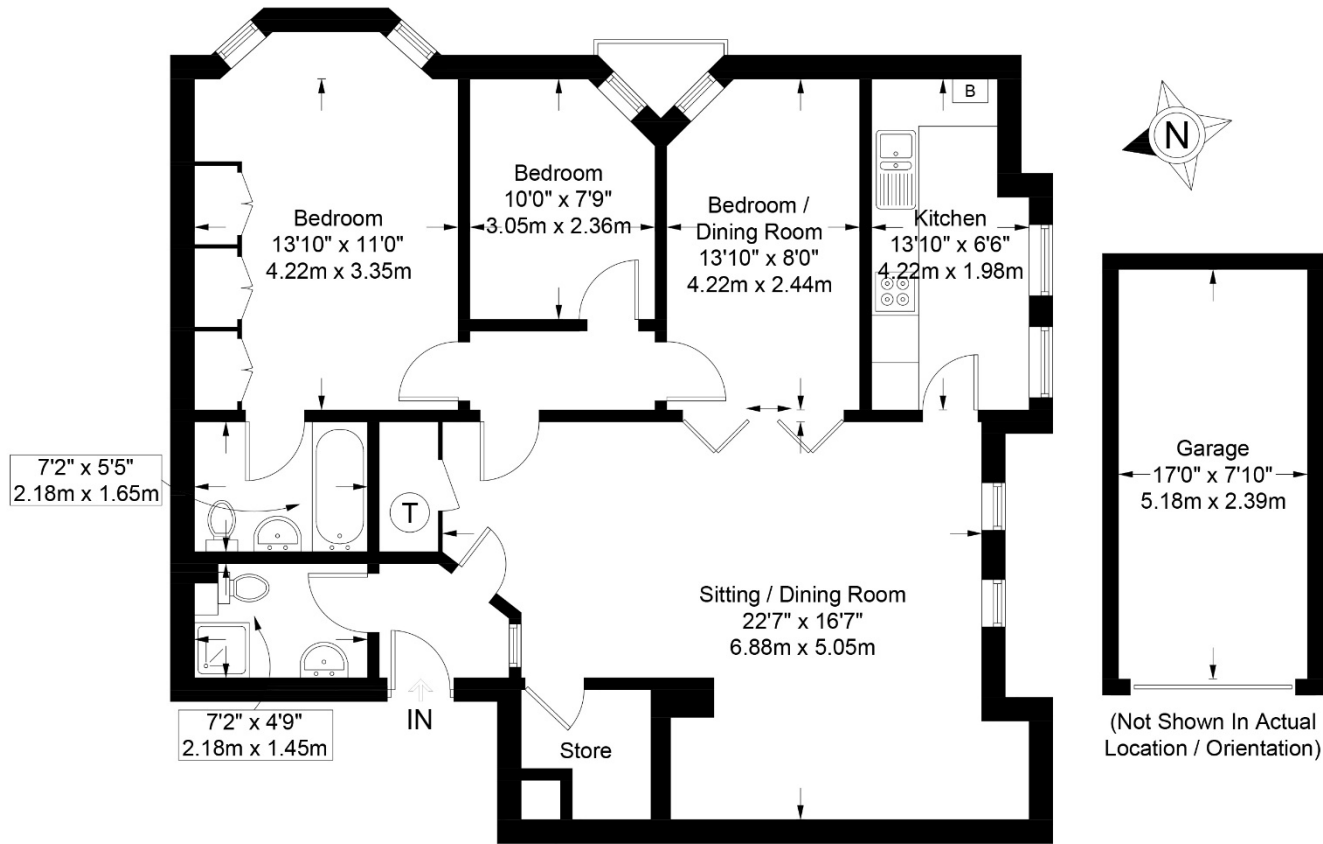
Council Tax: Band E

EPC: C - 79/80

Parking: There is a resident parking scheme in place in Wellington Square.

Title Number: GR 452685





**8 Cranley, Wellington Square, Pittville, Cheltenham, Gloucestershire GL50 4JX**  
 Approximate Gross Internal Area 965 sq ft plus Garage / 89.7 sq m plus garage

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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