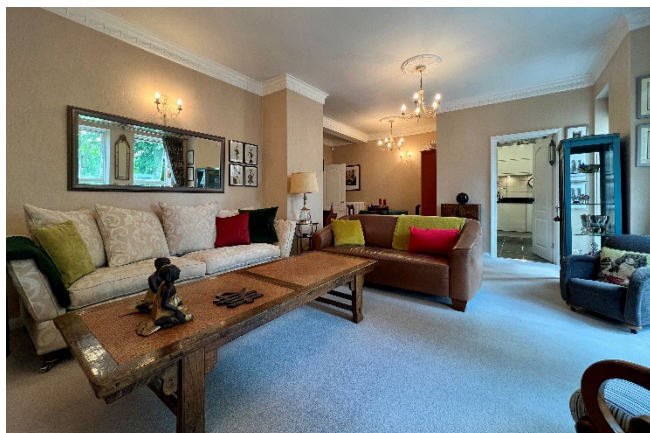




5 Cranley, Wellington Square, Pittville, Cheltenham GL50 4JX

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A stunning raised ground floor flat with lift and stair access which has been greatly improved and offers spacious living space overlooking Wellington Square, two bedrooms (one ensuite), shower/cloakroom, a modern fitted kitchen and a garage.





An established purpose built raised ground floor flat which has well-presented communal areas and the benefit of both stair and lift access.

The property has undergone improvement and modernisation in recent years and offers delightful well-appointed accommodation with good light and 9' tall ceilings.

The front door opens into an entrance hall with storage cupboard and a cloak/shower room. A door leads through to an open living space which has three windows to the front and is divided into a sitting and dining area. A door leads into a modern refitted kitchen with a good range of base and wall mounted units, granite work surfaces and fitted appliances (hob, oven, dishwasher, washing machine, fridge/freezer). The master bedroom is of a good size with a splay bay recess to one end, fitted wardrobes and access to a well-appointed modern ensuite with bath, basin and W.C. The second bedroom is a good size and has the fitted airing cupboard.

Outside to the rear of the building is a GARAGE.

The property is well presented throughout and features gas fired central heating to radiators and double glazed windows.

### General:

Service: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council.

Council Tax: Band D

EPC: C (75/76)

### Lease Details:

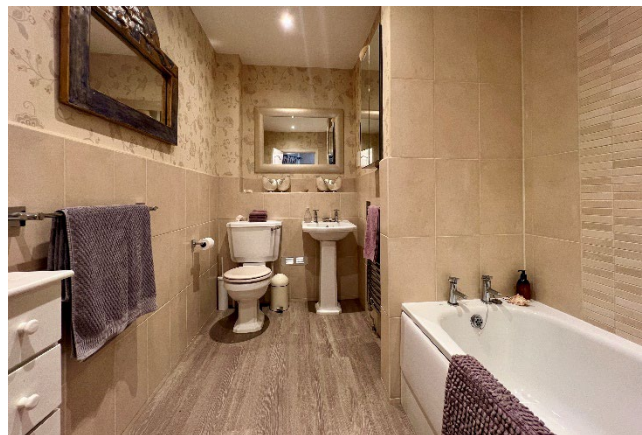
Tenure: Leasehold with a share in the freehold

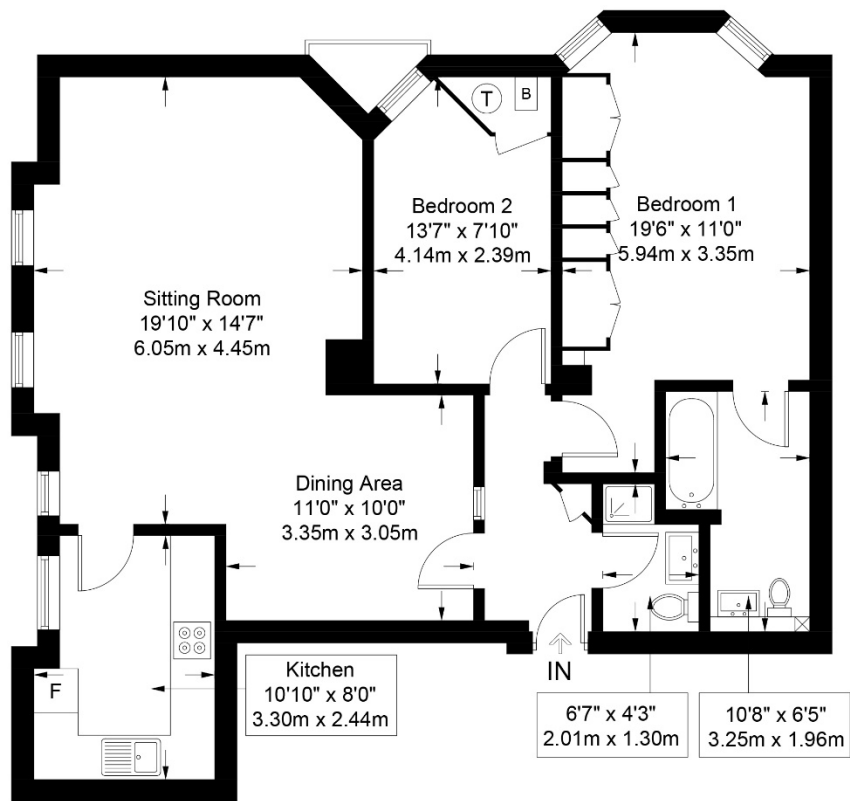
Lease: 999 year lease commencing 1987.

Service Charge: £3,509.87 31.03.2024 to 30.03.2025

Ground Rent: Not collected.

Managing agents: Ash & Co.





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 Approximate Gross Internal Area 880 sq ft / 81.8 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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