



Flat 1, 116 Winchcombe Street, Cheltenham, Gloucestershire GL52 2NW

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A recently refurbished and modernised Grade II listed garden flat located within a short walk of both central Cheltenham and Pittville Park. The accommodation offers versatility with good size kitchen/living space, utility room, cloakroom, bathroom and three additional rooms. Enclosed rear garden.





This garden flat is set within a Grade II listed town house and has been the subject to a thoughtful and extensive renovation and modernisation program.

The property is approached from the front of the building through a communal entrance with a staircase that drops down to the flat.

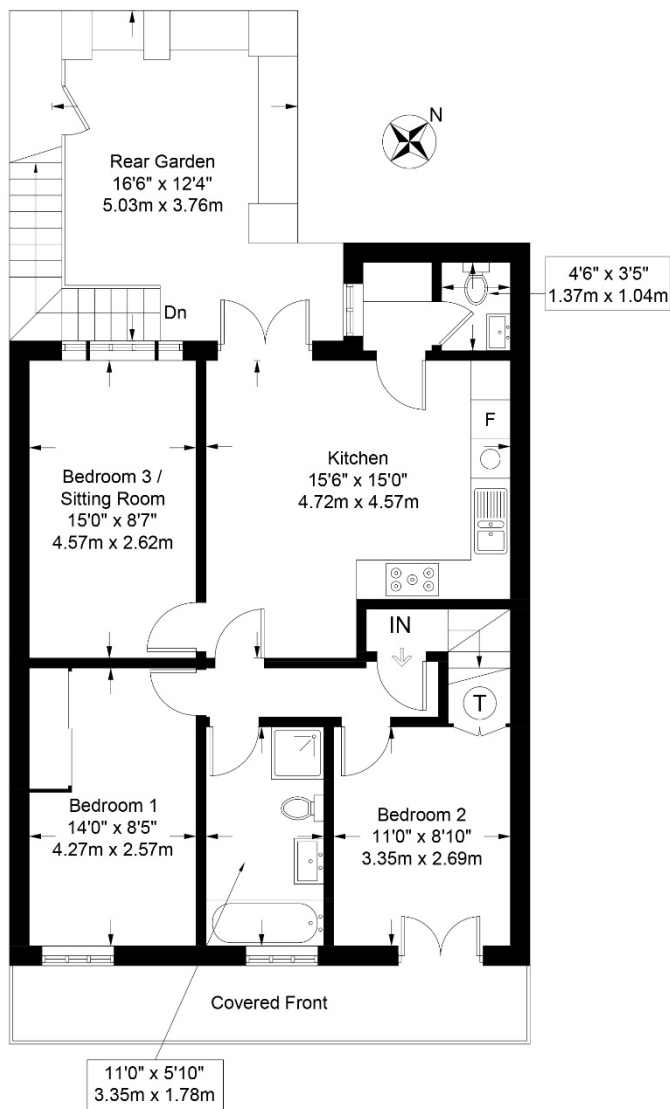
The front door opens in a entrance hall, off which are the principal rooms. To the front of the property are two bedrooms, the master having built in wardrobes and the second having glazed double doors which leads to a covered and enclosed terrace. The well-appointed bathroom is fitted with a new white suite and comprises, bath, basin, W.C. and shower cubicle.

To the rear of the flat is a good sized kitchen/living space which is well fitted with modern units and appliances (NEFF 70/30 Fridge/freezer, AEG double oven, NEFF 5 ring hob with hood over and a Bosch dishwasher). Off the kitchen is a useful utility room and cloakroom. In addition to the rear is a sitting room / bedroom with a wide window overlooking the garden.

Double doors from the kitchen open to an enclosed rear courtyard garden (c.16x12') with stone stairs leading to a pedestrian rear access to the rear of the building accessing Trinity Lane.

The property is exceptionally well presented with modern kitchen and bathroom fittings and has been recently redecorated and had newly fitted flooring. Heating is via independent electric heaters.





Lease Details

Tenure: Leasehold with a share of the freehold.
 Lease: 999 year lease commencing 1st January 2011 (985 years remaining).
 Service Charge: £1,200 per annum.
 Ground Rent: Not collected.
 Managing Agents: The building is self-managed.

General

Services: Mains water, electric and drainage are connected. NOTE: there is no mains gas within the property.
 Local Authority: Cheltenham Borough Council.
 Council Tax: Band A
 EPC: Exempt - Grade II listed building.
 Parking: There is no car parking with the property.
 Title Number: GR 419794

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Approximate Gross Internal Area 749 sq ft / 69.9 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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