



Wesley House
St Georges Street



Wesley House St Georges Street Cheltenham GL50

- Immaculately presented apartment in Cheltenham •
- Large double bedroom • Lovely kitchen & dining space •
- Spacious lounge • Modern bathroom •
- Set over two floors • Fabulous communal area •
- Private allocated parking space • Short walk to town centre •
- Great rental & Air bnb opportunity •

An immaculately presented apartment in the heart of Cheltenham

In summary, an immaculately presented two floor apartment in the heart of Cheltenham. The property has one large double bedroom, a modern bathroom, kitchen & dining space, spacious lounge, with a fabulous communal space and private allocated parking. The property is perfectly located, moments from the town centre and the brewery quarter.

Vendors' comments *"Wesley House is in a great location to access all of Cheltenham including being so close to the Brewery Quarter and Pitville park. This flat has been a wonderful home for me and the building is impeccable. I've loved living here and the quirky layout of the apartment and being in the vibrant centre of Cheltenham"*

The **entrance hall** welcomes you into this beautiful apartment, with the bathroom to the right, bedroom ahead and the staircase to the left.

The **bathroom** has a modern suite, with a bath, shower screen with an over the bath shower. There are units for storage, a towel radiator with tiled white flooring.

The **double bedroom** is a delightful, spacious bedroom with a beautiful arched window for lots of natural light. This room benefits from a built-in storage cupboard, a dressing room space, carpeted flooring and high ceilings.

The carpeted **staircase** guides you down to the first floor where there is a lounge, kitchen & dining space.

The **spacious lounge** is a beautiful space, benefiting from a window, high ceilings and enough space for lounge furniture. There is space under the stairs for storage, carpeted flooring, and double doors leading you into the kitchen.

The **kitchen & dining space** is modern with grey units for plenty of storage, and white

solid worktops. The kitchen benefits from an integrated washing machine, dishwasher and fridge freezer, a steel sink and two storage cupboards. There is space for a dining table and chairs and tiled white flooring.

The **communal area** is a fabulous space. As you enter this Grade II listed renovated building you are greeted with a stunning open area with iron stairs to lead you to the floors above, with wallpapered walls, beautiful arched windows and a modern droplet light feature from the high ceiling.

The **lounge area** provides a bright airy space to relax with lots of natural light and high ceilings.

Sq ft size: approx 656 square feet.

Council Tax: A

Service charge: £130.00 per month.

Tenure: Share of Freehold.

Parking: Allocated off-road parking space.

LOCATION:

Perfectly situated in the heart of Cheltenham

The attractive Regency town of Cheltenham offers a wealth of amenities including local independent shops, bustling local markets and recreational facilities. The town's thriving community provides a diverse array of boutique and antique shops, independent tea rooms and coffee shops.

The popular Regency town offers an incredible social scene to rival London with fabulous Michelin starred restaurants and exclusive bars.

Cheltenham is home to world-renowned festivals including annual horse racing culminating in the Cheltenham Gold Cup along with the Science Festival, the Literary Festival and the Jazz Festival.

The wonderful Everyman theatre hosts a variety of superb shows, plays, musicals and Christmas Pantomimes and is one of the town's three theatres.

Cheltenham boasts plenty of outside space including parks, leisure facilities, golf courses and beautiful walks on the Cotswold Way. Nestled perfectly between the Cotswold Hills and the Wye Valley with the scenic Royal Forest of Dean a short drive away. Cheltenham is home to a collection of prestigious schools including Cheltenham College, Dean Close, Cheltenham Ladies College and Pates Grammar.

DIRECT TRAINS TO LONDON PADDINGTON
BRISTOL, BATH, BIRMINGHAM
DIRECT ACCESS TO M5
BROADWAY - 10 MILES
STOW-ON-THE-WOLD - 19 MILES
THE ROYAL FOREST OF DEAN - 25 MILES
OXFORD - 40 MILES

All distances are approximate











































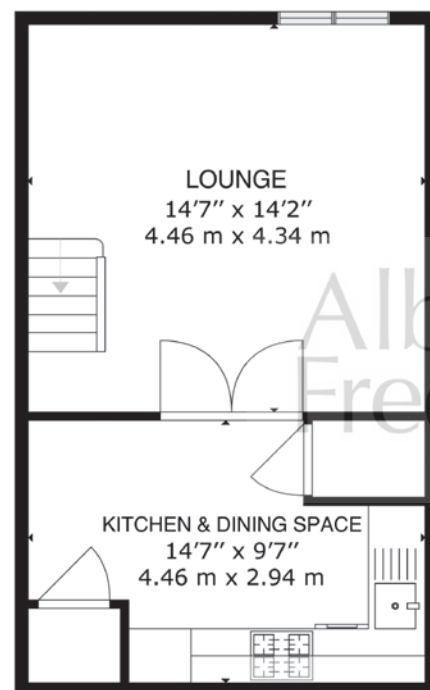




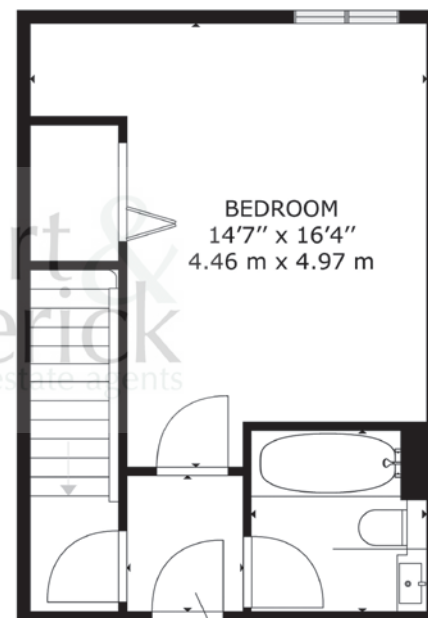


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Asking price £215,000

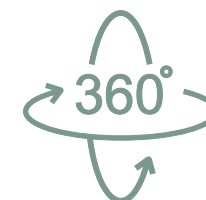


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 344 sq.ft, 32 m², FLOOR 2: 312 sq.ft, 29 m²
TOTAL: 656 sq.ft, 61 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



VIRTUAL TOUR
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	57 D
39-54	E		
21-38	F		
1-20	G		

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