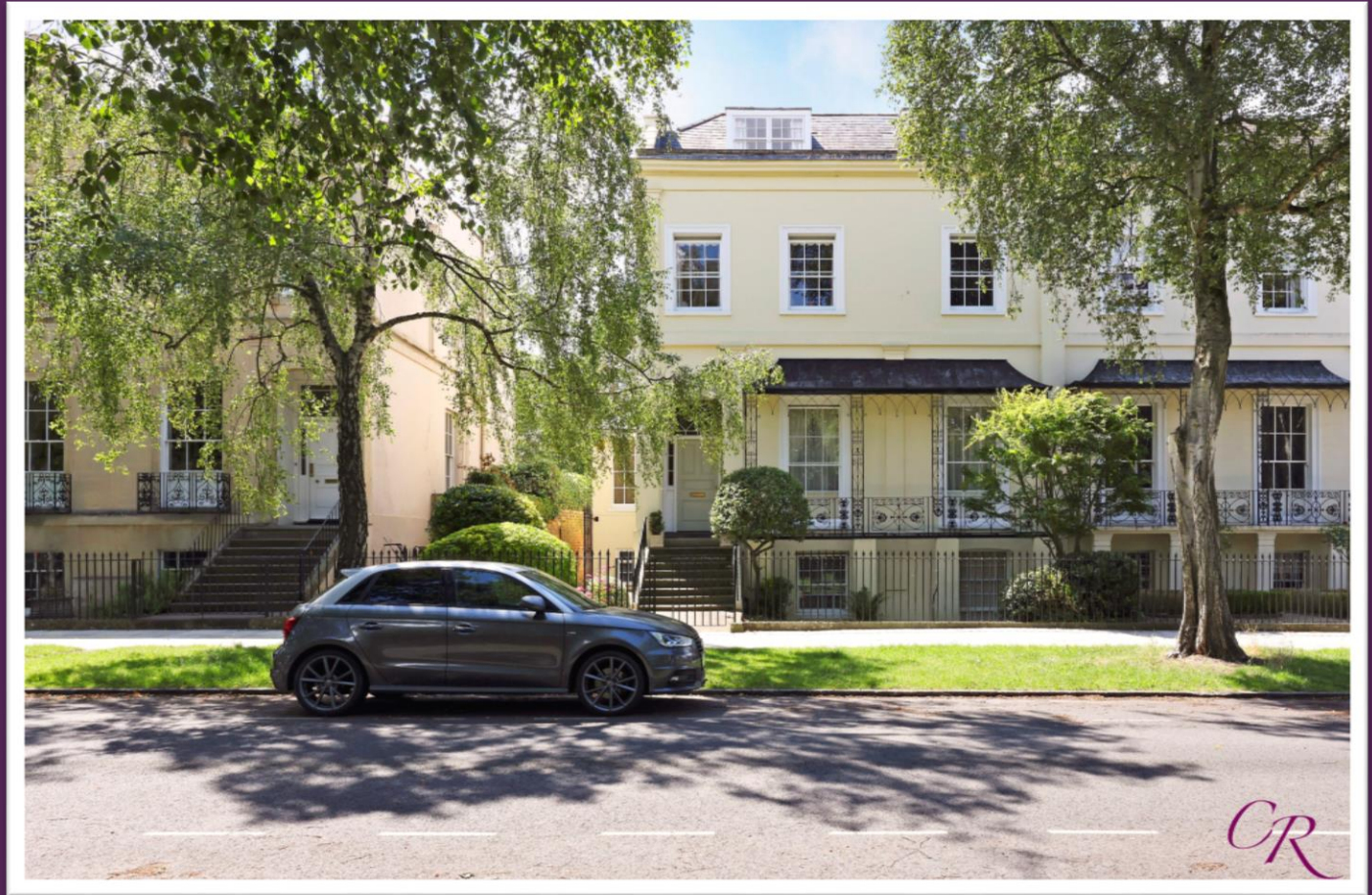


CR COOK Residential

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- NO ONWARD CHAIN
- GRADE II LISTED BUILDING
- TOP FLOOR WITH BALCONY AND VIEWS
- TWO GENEROUS BEDROOMS
- WELL APPOINTED KITCHEN
- WALKING DISTANCE OF THE TOWN CENTRE

Guide Price £350,000

Wellington Square

Town Centre

GL50 4JS

Wellington Square, Cheltenham

A top-floor apartment within a Grade II listed building on the tree lined Wellington Square. The accommodation comprises two bedrooms, a sitting-dining room-kitchen and a shower room.

This attractive and well-maintained building is owner occupied, with no short or long term tenancies allowed. The apartment offers beautiful views over the rooftops towards the surrounding hills and has a private balcony.

Upon entering the hallway, wood effect Karndean flooring flows into most of the accommodation. A large built-in cupboard houses a washer-drier that is staying as part of the sale, and further doors lead to the rest of the accommodation.

The sitting-dining room has ample room for dining and living furniture. Double French doors lead to a balcony perfect for enjoying the views across the hills.

The well appointed well kitchen offers a range of fitted handleless soft close base units with granite effect worktops and upstands, under counter lighting, and an inset stainless steel sink and drainer with a mixer tap. There is an integrated induction hob, extractor hood, oven, and a slimline dishwasher with additional under counter space for a free-standing fridge.

Both generously proportioned bedrooms have views across to the park. There is carpet underfoot, eaves storage and the second bedroom benefits from wooden built-in wardrobes.

The shower room completes the internal accommodation and offers a white suite comprising a double walk-in shower enclosure with a rain head, a vanity unit with an inset basin, built-in storage cupboards with an inset low-level WC and a heated towel rail.

Further benefits to the property are gas central heating and brought to market with no onward chain. Please note the apartment block does not allow pets.



Passionate About Property...

Tenure- Leasehold with A Share of Freehold
Lease Length - 967 Years
Annual Service Charge - £1440.00
Service Charge Review Period -TBC
Council Tax - E

Cheltenham is a beautiful Regency Town, famous for its many festivals, including Literature, Music, Science, Jazz and the legendary National Hunt Racing Festival, The Cheltenham Gold Cup.

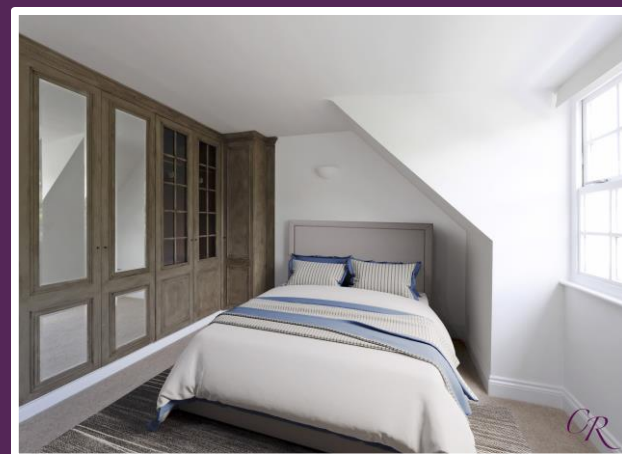
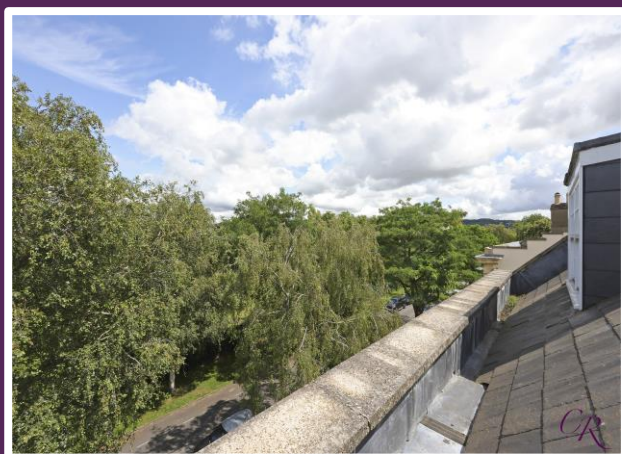
In addition to its festivals, Cheltenham has an enviable reputation for its excellent schools, some of which are internationally recognised, including the renowned Cheltenham College and Cheltenham Ladies College. The town centre boasts various local and high-street shops, eateries, bars, and art galleries, attracting visitors from far and wide.

All property details must be confirmed between vendor and purchaser solicitors, including its position on Leasehold and Freehold. All measurements are approximate and for guidance purposes only.

DISCLAIMER

Please note that the photographs used are for marketing purposes. Some are virtually staged and therefore do not accurately represent the apartment/property.

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BEST
 ESTATE AGENT GUIDE
 2022

ESTAS
 ★★★★★
 AWARDS 2022
BEST IN COUNTY
 SALES
 Cook Residential
 Gloucestershire

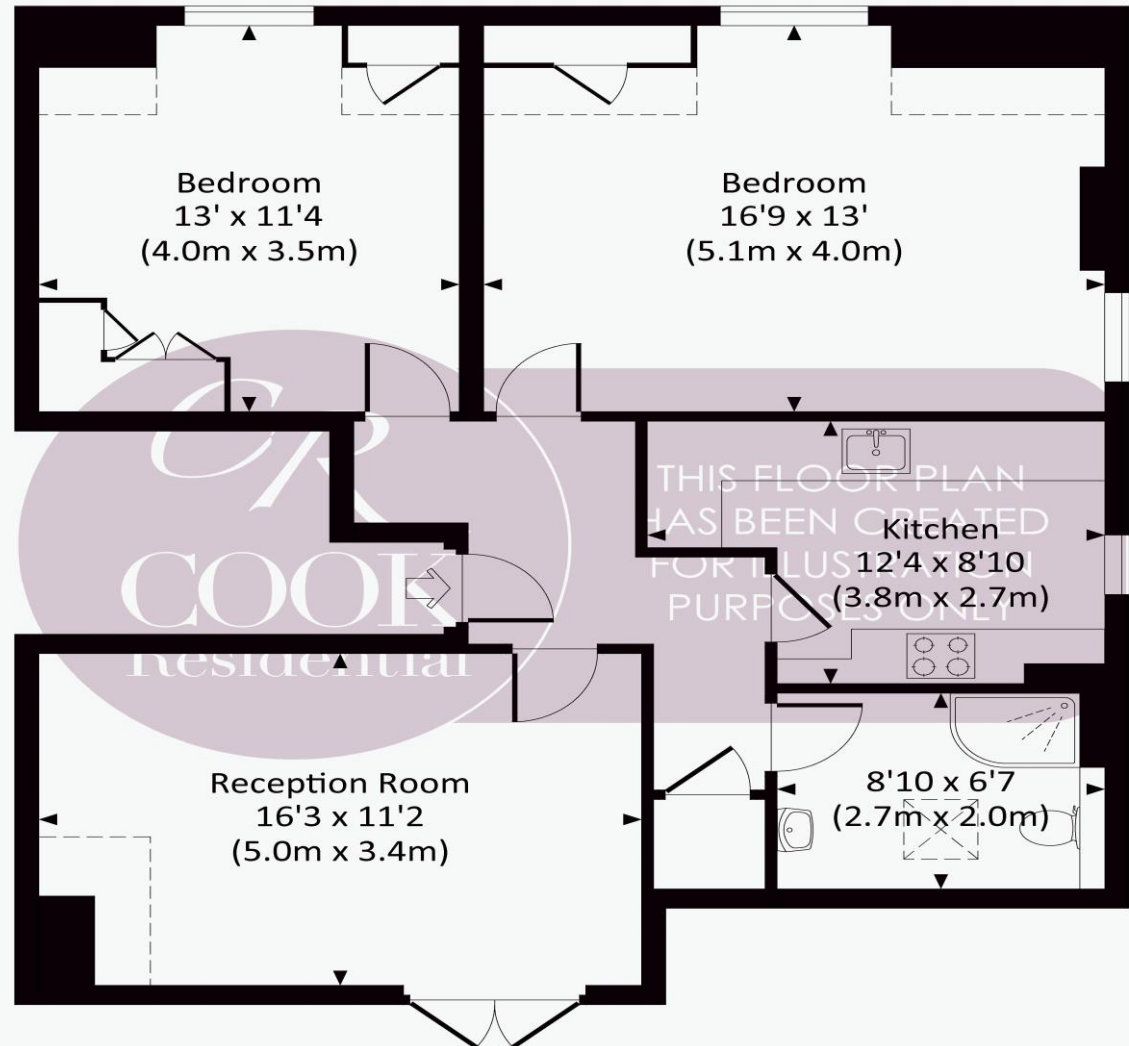
ESTAS
 ★★★★★
 ESTATE AGENT
 AWARDS 2022
GOLD WINNER
 SOUTHERN
 (BRACE, MILES, & CO. UK, 05)
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WELLINGTON SQUARE

Approx. gross internal area 735 Sq Ft. / 68.3 Sq M.

Approx. gross internal area 806 Sq Ft. / 74.9 Sq M. Inc. Restricted Height

NO EPC REQUIRED
 (GRADE II LISTED PROPERTY)



SECOND FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
 Floor Plan not to scale and completed by a RICS surveyor.