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- NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED
- OPEN PLAN LIVING
- SECURE GATED ENTRANCE
- ONE BEDROOM APARTMENT
- SUIT A FIRST TIME OR INVESTMENT BUYER

Guide Price £175,000

**Winchcombe Street, Cheltenham  
Town Centre  
GL52 2NG**

# Winchcombe Street, Cheltenham

An attractive, one-bedroom apartment available with No Onward Chain situated within the Axiom development in the heart of the town centre.

The Axiom itself is a quiet gated development finished in 2018 by the award-winning company Cape Homes. The apartment is accessed via a communal courtyard with a security entrance gate and steps down to the front door.

Upon entering the apartment, you are brought into the hallway which offers neutral carpeting that runs into the bedroom and sitting - dining room.

The open plan kitchen-dining-sitting room offers good space for dining and living furniture with the kitchen area comprising vinyl flooring and a range of wall and base units with a worktop over and an inset sink and drainer unit with a mixer tap. Integrated appliances include hob with extractor hood over and oven below, fridge freezer and washer-dryer.

The bedroom offers views of the front of the property and there are two sets of built-in wardrobes.

The bathroom has grey vinyl flooring, part tiled walls and a white suite comprising a walk-in double shower with glass panel, a low-level WC, heated towel rail and a vanity unit with an inset sink.

Outside, the well-kept communal area offers a variety of shrubs and flowers and a brick-built bike and bin storage shed.

The property would suit a first time or investment buyer due to its location within the town centre.

Tenure - Leasehold

Lease Length - 119 Years

Annual Ground Rent - £175



*Passionate About Property...*

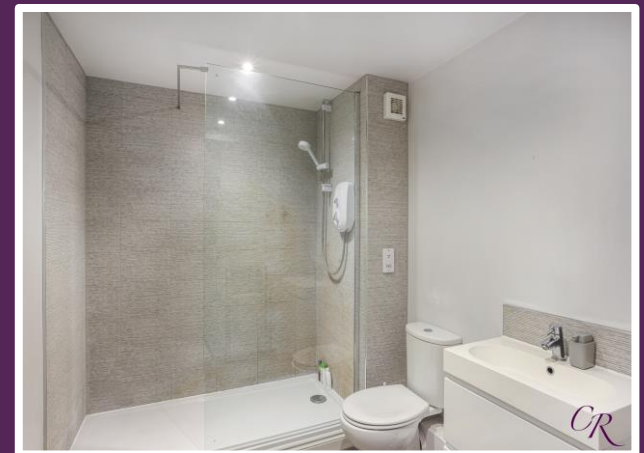
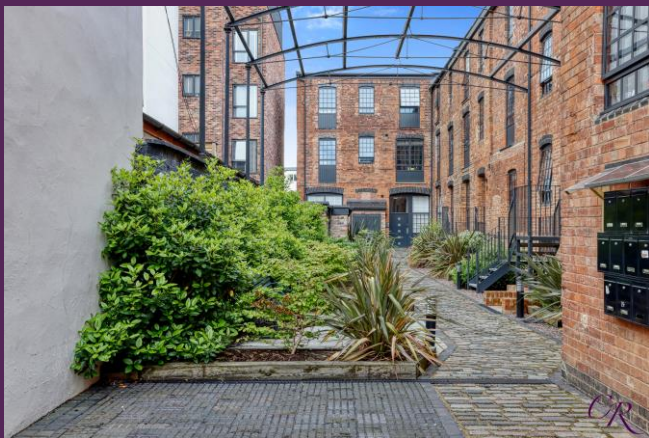
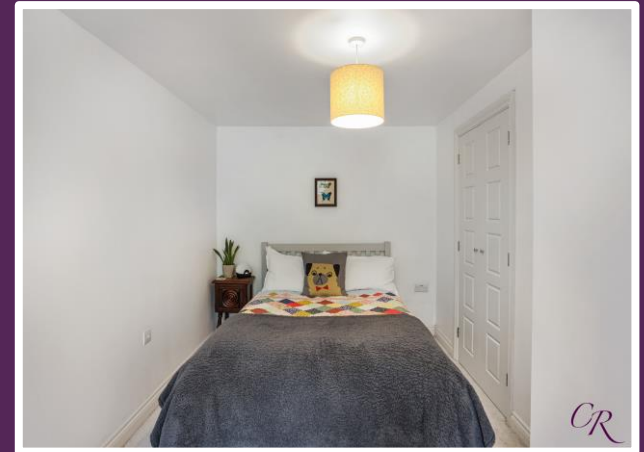


Annual Service Charge - £986.12  
Service Charge Review Period -Annual 1st January  
Council Tax - C

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 also has an enviable reputation for its excellent schools; some are internationally recognised, including the renowned Cheltenham College and Cheltenham Ladies College. The town centre itself boasts a variety of local and high street shops, eateries, bars and art galleries attracting visitors from far and wide.

All information regarding the property details, including a position on Leasehold, is to be confirmed between vendor and purchaser solicitors.

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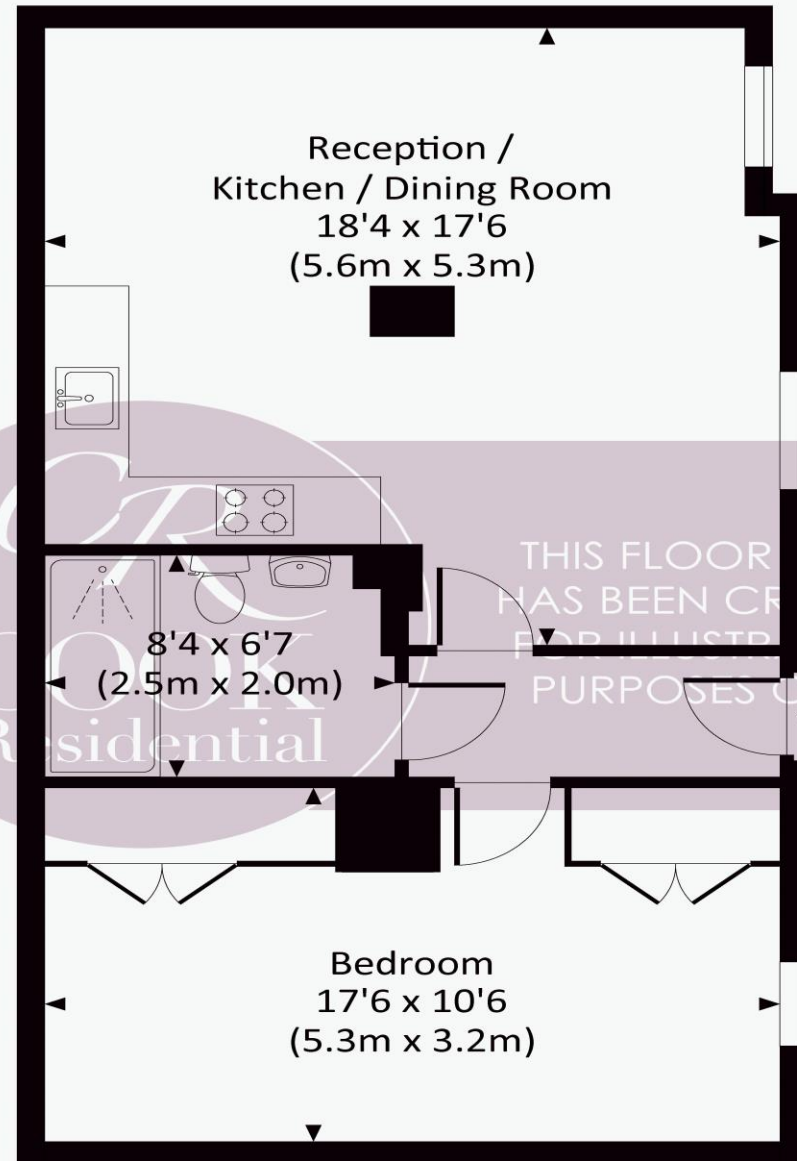
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**AXIOM APARTMENTS, WINCHCOMBE STREET**

Approx. gross internal area  
 574 Sq Ft. / 53.3 Sq M.



THIS FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATION PURPOSES ONLY

**GROUND FLOOR**

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