



Oxford Passage, Bennington Street, G150 4EF

Guide Price £150,000



## Oxford Passage, Bennington Street

Town Centre, GL50 4EF

A well-presented ground floor apartment forming part of an attractive and characterful building, ideally positioned just moments from Cheltenham Town Centre. This property offers generous proportions and a practical layout throughout, and is being offered For sale with no onward chain.

Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

- Share of Freehold
- Ground Floor Apartment In Characterful Building
- One Double Bedroom With Built-In Double Wardrobe
- Spacious Dual Aspect Sitting/Dining Room
- Less Than Two Minute Walk To The Brewery Quarter
- Excellent Investment Or First Time Purchase Opportunity



A well-presented ground floor apartment forming part of an attractive and characterful building, ideally positioned just moments from Cheltenham Town Centre. This property offers an excellent opportunity for first-time buyers, investors, or those seeking a convenient town base, with generous proportions and a practical layout throughout. Being Offered For sale with No Onward Chain.

**Entrance Hall:** Accessed via a well-maintained communal hallway, the apartment opens into a private entrance hall with useful storage, providing access to all principal rooms.

**Sitting/Dining Room:** A bright and spacious dual-aspect room, offering ample space for both seating and dining areas. Large windows allow for plenty of natural light, creating an inviting and comfortable living environment, ideal for both relaxing and entertaining.

**Kitchen:** Positioned just off the main living space, the kitchen is fitted with a range of modern units complemented by work surfaces and integrated appliances, offering a functional and well-designed cooking area.

**Bedroom:** A well-proportioned double bedroom with a built-in double wardrobe, providing a peaceful retreat within the home.

**Shower Room:** Fitted with a contemporary suite comprising a shower enclosure, wash hand basin and low-level WC, finished with modern tiling.

#### **Additional Details:**

**Council Tax Band:** A

Tenure: Share of Freehold

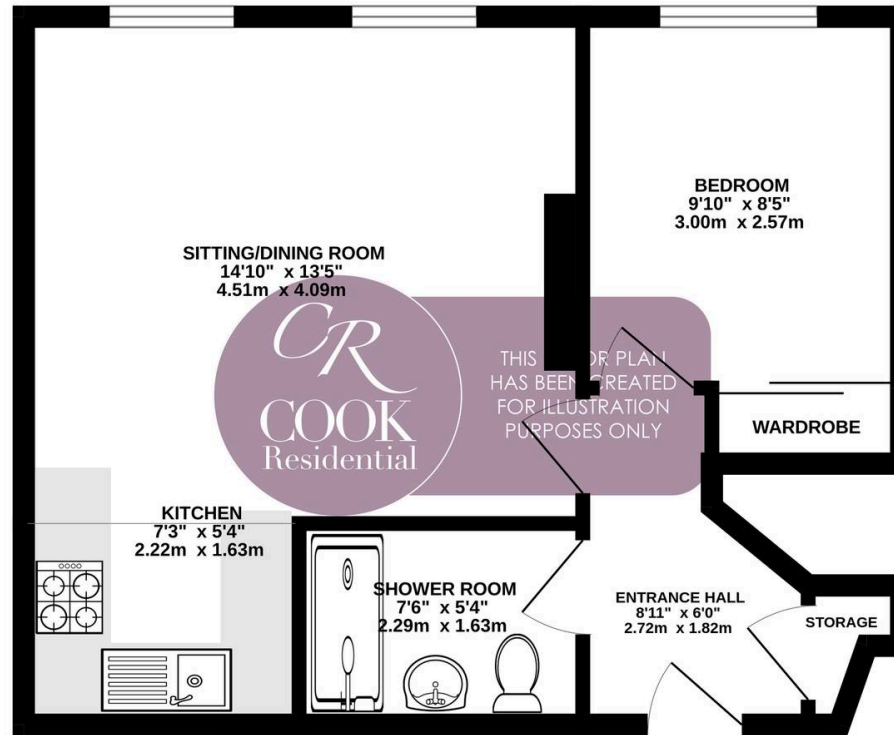
**Lease Length:** 966 Years Remaining

**Service Charge:** £1440 Per Annum Rising to £1800 Per Annum from The 1st July 2026

**Location:** Perfectly positioned for town living, the property is less than a two-minute walk from The Brewery Quarter, offering a wide range of restaurants, bars, shops, and leisure facilities. Cheltenham town centre is within easy reach, along with excellent transport links. There is convenient public parking nearby, including an NCP car park just a short walk away, making this an ideal location for those seeking accessibility and convenience.

**Important Notice:** These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.

GROUND FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 416 sq.ft. (38.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.