



Garden Flat 11 Wellington Square

Guide Price £350,000

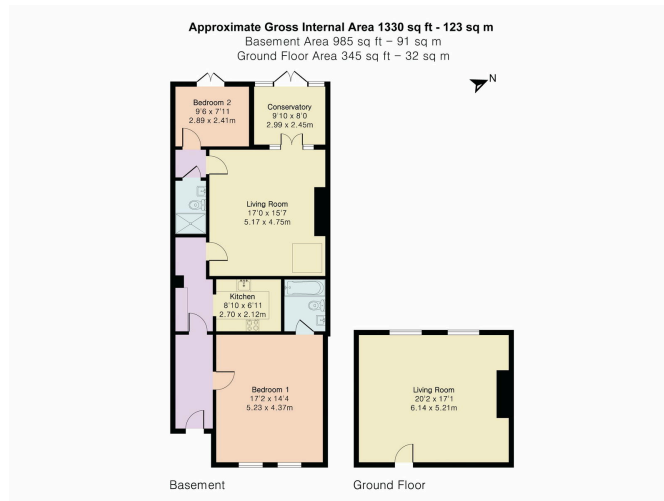
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- Prime Development & Investment Opportunity
- Two-Bedroom, Two-Bathroom Garden Apartment
- Private Walled Garden & Courtyard
- Highly Sought-After Central Cheltenham Location
- Permit Resident Parking
- Additional Room on ground Floor Included with its own entrance via a communal Pathway
- Full Planning Drawings Available Upon Request
- Sold with the Entire Freehold of 11 Wellington Square
- Viewings available From Friday 13th February

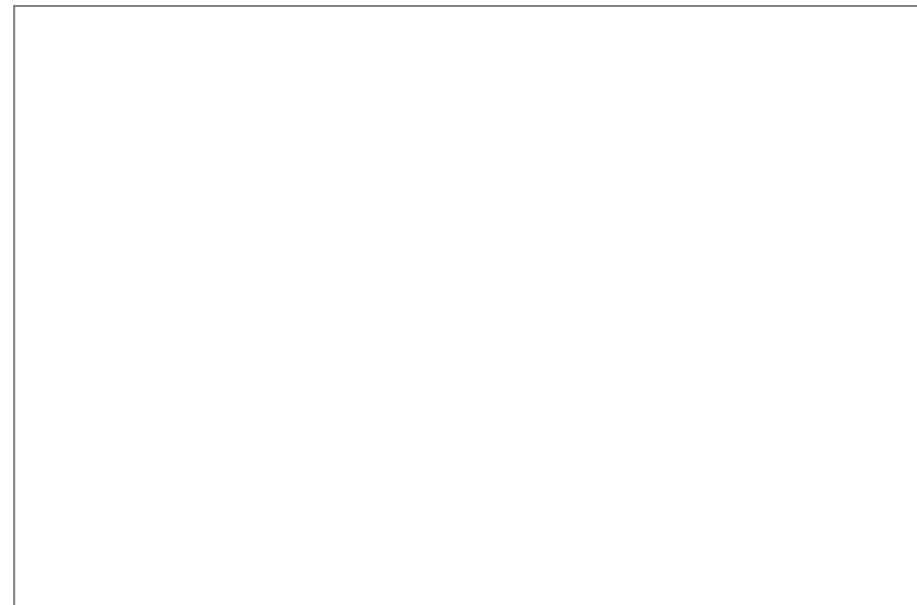


A rare investment and development opportunity within a beautiful Grade II listed building on prestigious Wellington Square. This two-bedroom, two-bathroom garden flat is sold with an additional upper apartment and the entire freehold, offering excellent scope to modernise, reconfigure or combine (STPP). Open viewing event – Friday 13th February. Investors, cash buyers & developers only.



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure form is for initial guidance only and should not be relied on as a basis of valuation.



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