

GROUND FLOOR FLAT, LAUREL LODGE
WELLINGTON SQUARE, CHELTENHAM, GL50 4JX



GROUND FLOOR FLAT, LAUREL LODGE

Occupying a large proportion of this beautiful Grade II Listed property in one of Cheltenham's finest squares. This two-bedroom duplex apartment has been immaculately refurbished throughout and enjoys a private entrance, stunning reception hall and an open-plan kitchen/reception room with wonderful views across Wellington Square.

DESCRIPTION

Laurel Lodge is a beautiful rendered and painted semi-detached villa that has been sympathetically converted into just four apartments.

- Pillard glazed porch opening into reception hall with original cantilever staircase, bespoke fitted cabinet, and understairs utility cupboard. Curved stairs with panelling lead up to a gallery landing and Juliette balcony.
- Kitchen/reception room with dual-aspect floor-to-ceiling French windows and space for dining.
- Fully fitted kitchen and breakfast bar with Dekton worktops, mirrored splashback, Quooker hot tap, Neff ovens, induction hob and underfloor heating
- Bright reception room with high ceilings with intricate cornicing and ceiling rose, bespoke built-in media storage unit, and marble feature fireplace
- Ground floor double bedroom with bespoke fitted wardrobes and marble feature fireplace
- Modern family bathroom with large marble top vanity unit, steel inset bath, and underfloor heating
- First floor principal bedroom with floor-to-ceiling French windows with views over the square, and bespoke fitted wardrobes
- En-suite bathroom to the principal bedroom with marble walk-in rainfall shower
- Permit parking available on Wellington Square





SITUATION

Wellington Square is widely regarded as one of the town's finest squares, enjoying some of the most impressive architecture Cheltenham has to offer together with a beautiful area of parkland in the centre which may be enjoyed by its residents. Pittville Park is located within a short walk of Laurel Lodge, as is the High Street and Promenade which offer a wide range of shopping facilities, restaurants, bars, cafés, and boutiques.

VIEWING ARRANGEMENTS

Viewings are strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

GENERAL INFORMATION

Mains water, electricity and drainage are connected.

Length of Lease: 999 years from 1974.

Ground Rent: £10 pa. with £12pa administration charge.

Service charge: Shared between 4 flats, this property contributes 1/3 of all maintenance costs on an ad hoc basis.

Council Tax: Cheltenham Borough Council: 01242 262626.

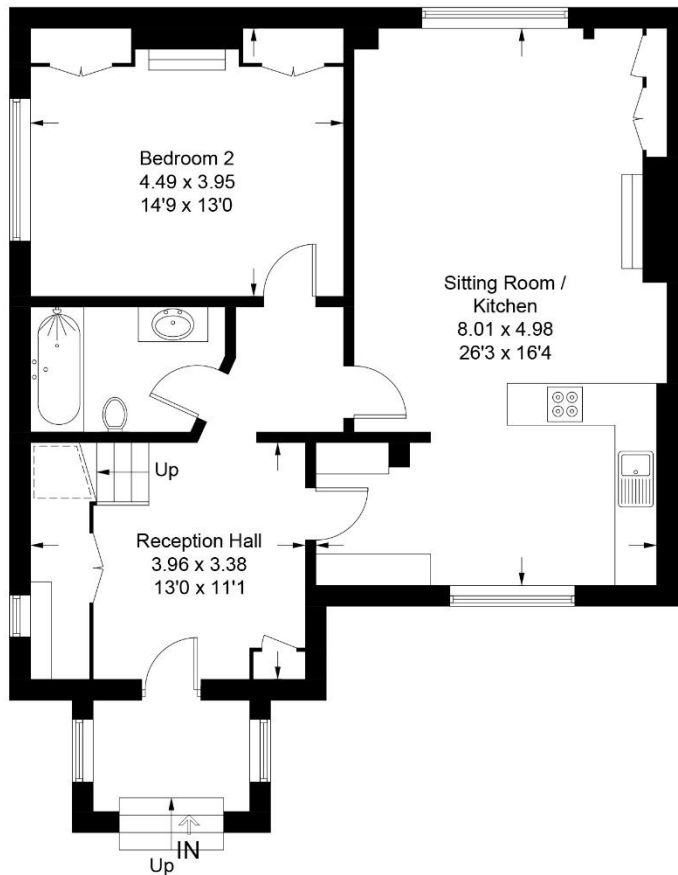
Council Tax Band B: £1,747.29 pa. (2025/2026).

EPC Rating: TBC.




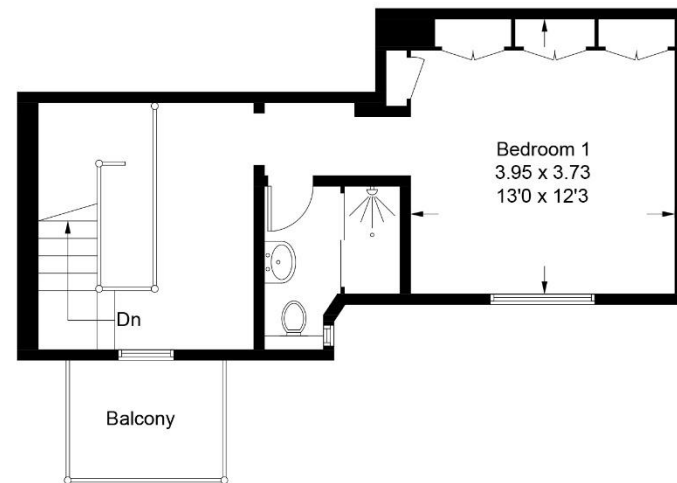
Ground Floor, Laurel Lodge

Approximate Gross Internal Area = 116.3 sq m / 1252 sq ft



Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1204414)