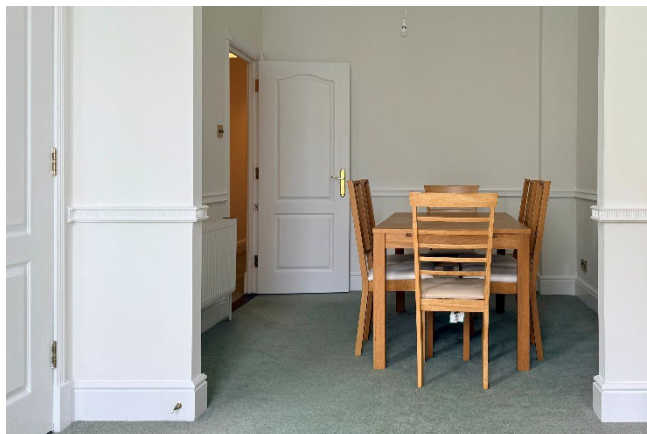




16 Wellington Place, Priory Street, Cheltenham GL52 6DG

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Stylish and spacious 2-bedroom first-floor apartment in a prime central location, featuring secure underground parking, lift access, and landscaped communal gardens. Beautifully presented with high ceilings, floor-to-ceiling windows, en-suite principal bedroom, modern kitchen, and excellent storage throughout.





A beautifully presented and recently redecorated two-bedroom first-floor apartment, offering generous accommodation on one level, this modern purpose-built property combines contemporary living with attractive character features, including impressive 9ft ceilings, elegant coving, panelled internal doors, and floor-to-ceiling windows that create a bright and airy feel throughout.

The apartment is accessed via a secure communal entrance with both lift and staircase access. The entrance hall provides a welcoming introduction and includes a useful storage cupboard.

The spacious sitting room spans the full width of the property and benefits from two tall windows that flood the room with natural light, together with an attractive feature fireplace. The sitting room flows seamlessly into a dedicated dining area.

The modern fitted kitchen is equipped with a comprehensive range of wall and base units and includes an integrated oven, hob, dishwasher, washing machine, and fridge/freezer.

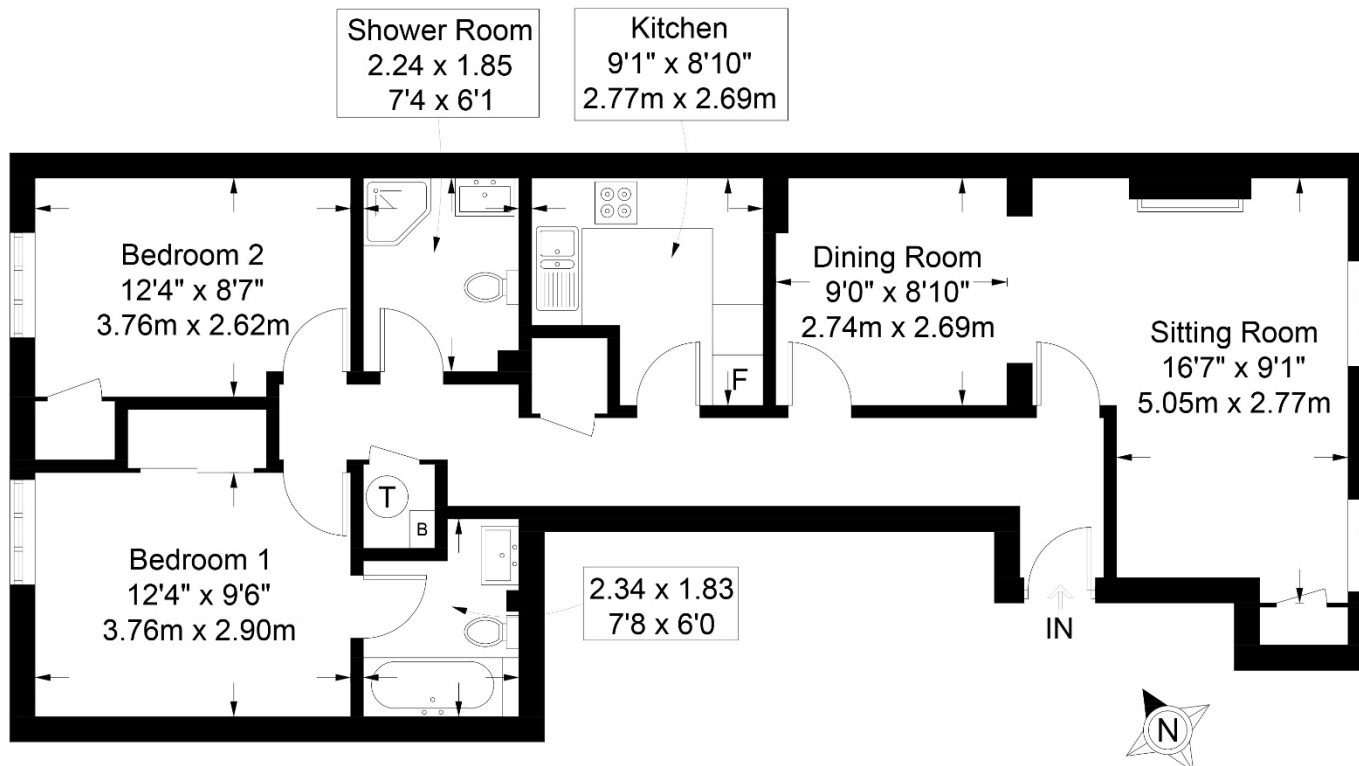
There are two well-proportioned bedrooms located to the rear of the apartment, both enjoying pleasant views over the landscaped communal gardens. The principal bedroom benefits from fitted wardrobes and a well-appointed en-suite bathroom comprising a bath, wash basin, and WC. A separate shower room serves the remainder of the accommodation and features a corner shower enclosure, wash basin, and WC.

Externally, residents enjoy access to attractive, well-maintained communal gardens, a discreet bin storage area, and a secure external storage building containing an allocated private storage locker.

The property also benefits from secure underground allocated parking, conveniently accessed via lift from the communal entrance hall.

Further features include double-glazed sash windows and an electric central heating and hot water system supplying radiators throughout.





## Lease Details

Tenure: Leasehold with a 1/32nd share of the freehold.  
 Lease: 999 year lease commencing 25th March 1998  
 Service Charge: £3000 per annum  
 Ground Rent: £99 per annum  
 Managing Agents: Cambray Property management

## General

Services; Mains water, drainage and electricity are believed to be connected.  
 Local Authority: Cheltenham Borough Council.  
 Council tax: Band E  
 EPC: B (82-83)  
 Parking: one secure allocated underground car parking space and visitor car parking.

**16 Wellington Place, Priory Street, Cheltenham GL52 6DG**  
 Approximate Gross Internal Area 856 sq ft / 79.5 sq m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

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