

FLAT 3, 7 WELLINGTON SQUARE,

CHELTENHAM, GLOUCESTERSHIRE, GL50 4JU





Occupying the entire first floor of a handsome stone-dressed townhouse, this beautifully proportioned Grade II Listed apartment enjoys an enviable position overlooking one of Cheltenham's most prestigious garden squares, Wellington Square.

The accommodation combines period charm with practical modern living and comprises two well-proportioned bedrooms, a bathroom, and a separate cloakroom. At the heart of the home is an impressive sitting room, featuring a substantial sash bay window that frames delightful views across the square, flooding the room with natural light. A feature fireplace provides a focal point, while an opening leads through to the kitchen/dining room, which also benefits from the attractive outlook over Wellington Square.

The apartment is presented in good order throughout and has been well maintained, offering comfortable accommodation ready for immediate occupation. The apartment is full of period features including sash windows, ornate cornicing, and fireplaces.

Further enhancing the accommodation is a useful utility cupboard, providing valuable additional storage and laundry space.

Wellington Square itself offers beautifully maintained public gardens and permit parking for residents. The apartment is ideally placed for enjoying the best of Cheltenham, with the extensive green spaces of Pittville Park just around the corner, everyday amenities available on Prestbury Road and the High Street, and the boutiques, cafés and restaurants of Montpellier all within comfortable walking distance.

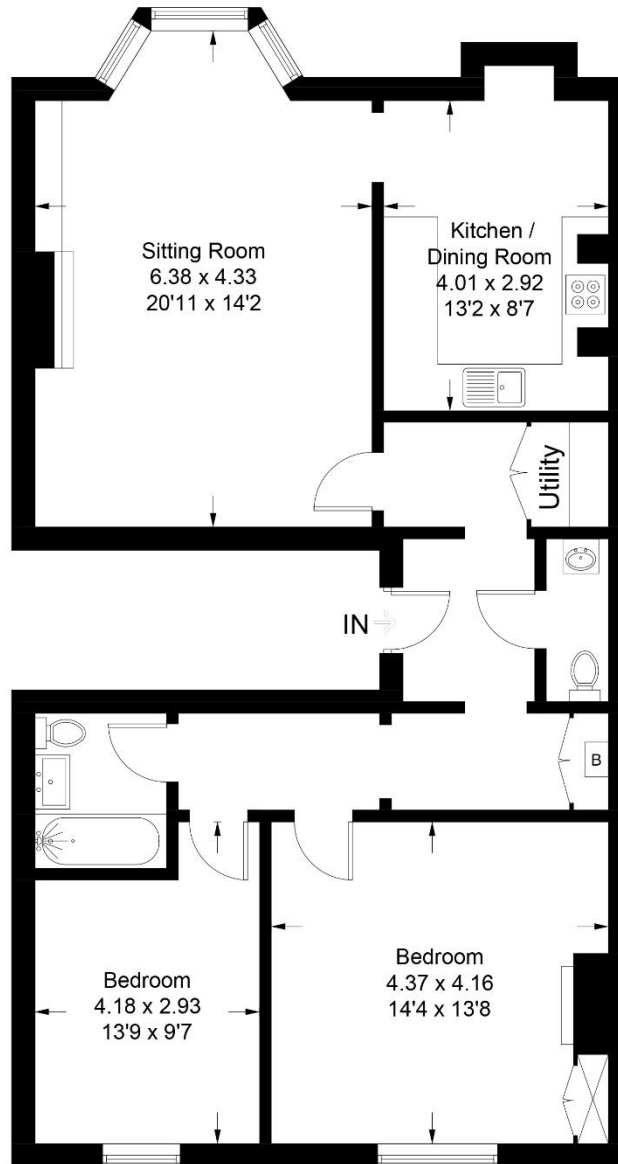
A rare opportunity to acquire a characterful apartment in one of Cheltenham's most sought-after Regency locations.





Flat 3 7 Wellington Square

Approximate Gross Internal Area = 90.3 sq m / 972 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1309516)



GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected to the property.

EPC RATING

Exempt – Grade II Listed.

COUNCIL TAX

Cheltenham Borough Council
Council Tax Band (B) - £1,832.57 (2026/2027).

TENURE

Leasehold with a Share of the Freehold.

LEASE LENGTH

999 years from 2017.

SERVICE CHARGE

£100pcm.

MANAGING AGENTS

7 Wellington Square Management Company Limited.

VIEWINGS

Strictly by prior appointment through
Charles Lear & Co. on
01242 222722

Charles Lear & Co.

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