

9 WINCHESTER HOUSE  
MALVERN ROAD,

CHELtenham, GLOUCESTERSHIRE, GL50 2NN





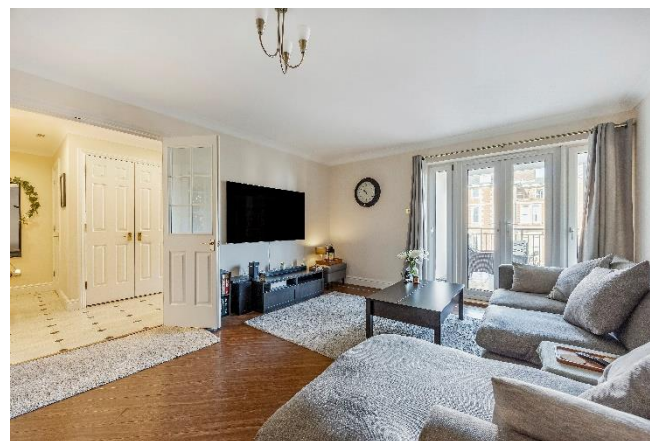
Standing on one of the town's most prestigious residential roads, this impressive apartment building comprises of just eighteen quality residences built approximately 27 years ago by highly respected building company CALA Homes. The development enjoys an enviable setting within easy reach of a wealth of local amenities, including CLC Health & Fitness Centre, the sought-after districts of Montpellier, Tivoli and the town's historic Promenade whilst the wine bars, breweries & independent cafes of Gloucester Road are also close by.

Transport links are favourable with Cheltenham Spa railway station operating regular mainline services to London and the M5 Motorway at Junction 11 are both within a fifteen minute drive whilst leisurely walks are available on the doorstep via the Honeybourne Line.

Apartment 9 is situated on the first floor of this desirable development with a passenger lift providing access to all levels including the secure subterranean communal parking area where the property benefits from two tandem parking spaces and a useful lock-up store, ideal for bicycles, and a private west facing balcony offers the perfect setting for al fresco dining during the warmer months.

Extending to approximately 1,000 sq. ft. including a 23' open plan sitting/dining room and two spacious bedrooms, the apartment is presented in excellent decorative order throughout. During the current owner's tenure, the kitchen has been thoughtfully updated with contemporary wall and base units, complemented by wooden work surfaces and a range of integrated Neff appliances including a hob, extractor hood and double oven and both bath/shower rooms have also been stylishly refitted with contemporary sanitary ware. Further highlights include classic Karndean flooring in the sitting room and generous built-in storage. The well-designed layout flows beautifully, creating a bright and welcoming living environment ideal for both everyday living and entertaining.

The building is exceptionally well maintained, with attractive communal areas and landscaped grounds which have historically received recognition in the Cheltenham in Bloom awards. In addition to the residents' parking, there are two allocated visitor spaces. The apartment is offered with no onward chain, presenting an excellent opportunity for a smooth and swift transaction.





# Winchester House

Approximate Gross Internal Area = 93.7 sq m / 1008 sq ft

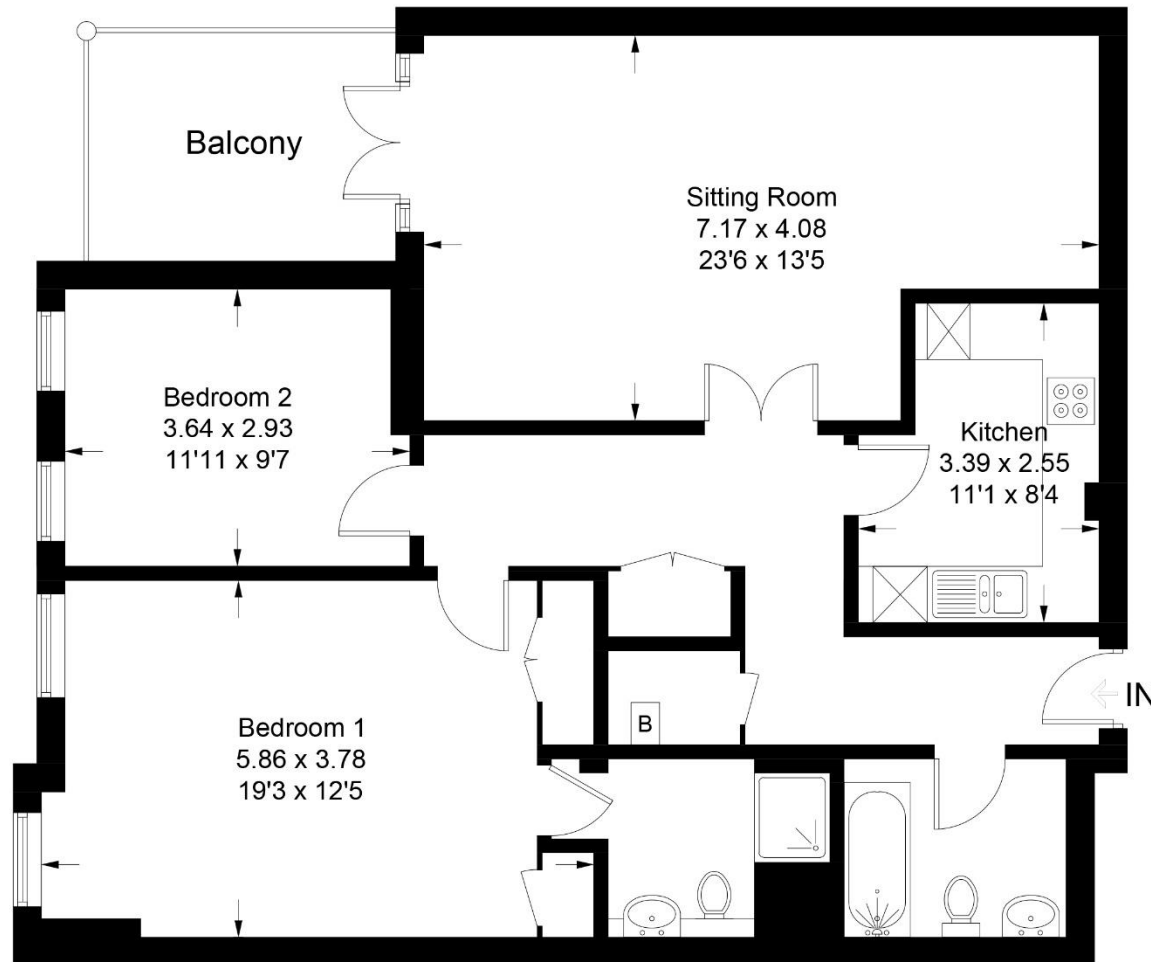
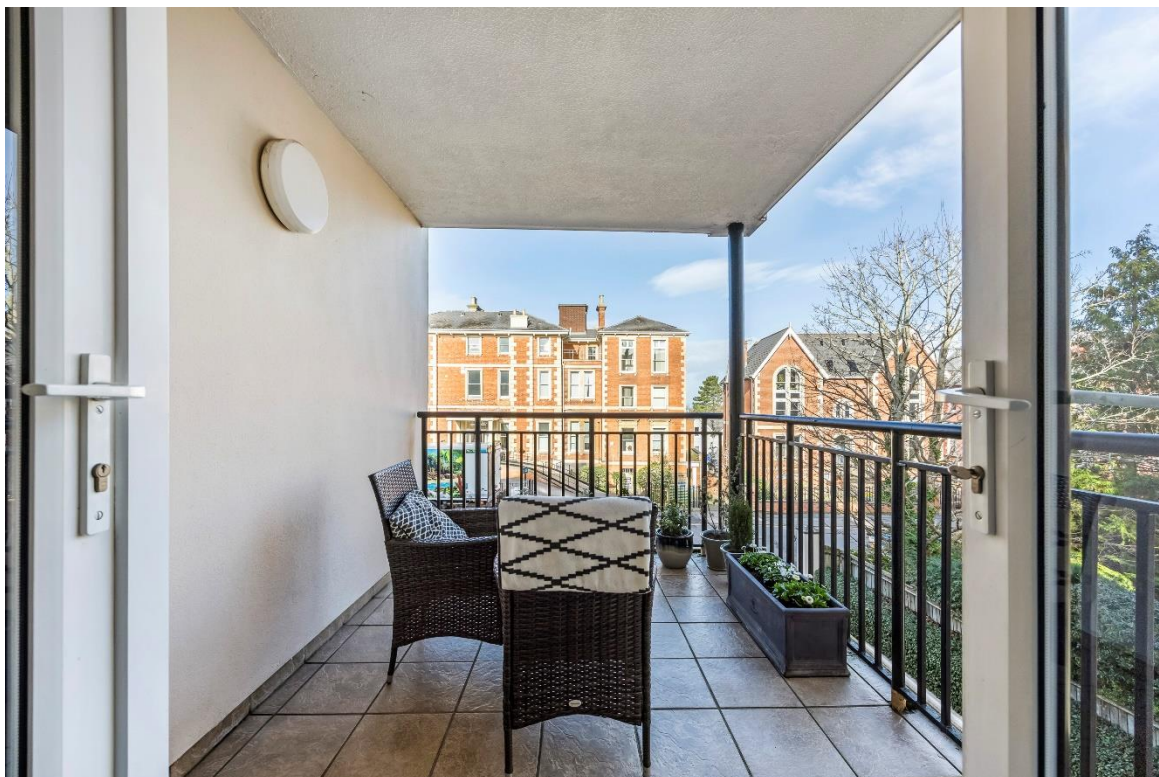


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1280657)



### GENERAL INFORMATION

The property is all electric with HIVE digital heating & Fibre Broadband.

Leasehold with a share of the Freehold.

Length of lease 999 years from January 1999.

Service Charge for 2026: £3624.00 p.a

Reserve Fund: IRO £110,000.00

Winchester House operates a strict no pet policy.

Managing Agents: Fitch, Taylor, Johnson 01242 437602

### COUNCIL TAX BAND:

CHELTENHAM BOROUGH COUNCIL 01242 262626

Band (F) - £3,744.20 pa. 2025/2026.

### EPC RATING:

Present: D - 64

Potential: D - 67

### PRICE

£450,000

### VIEWINGS

Strictly by prior appointment through

Charles Lear & Co. on

01242 222722.

### Charles Lear & Co.

103 Promenade | Cheltenham | Gloucestershire | GL50 1NW

+44 (0)1242 222722 | sales@charleslear.co.uk | charleslear.co.uk

