



Wellington Street, Town Centre, GL50 1XY

Guide Price £190,000



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Town Centre, GL50 1XY

An elegant one-bedroom ground floor flat forming part of a striking Grade II listed Regency building, offered to the market with No Onward Chain (subject to vacant possession).

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

- No Onward Chain
- Grade II Listed Regency Building
- One Bedroom Raised Ground Floor Flat
- Spacious Open-Plan Kitchen / Sitting / Dining Room
- High Ceilings & Character Features Throughout
- Prime Location Close To Cheltenham Town Centre





An elegant one-bedroom ground floor flat forming part of a striking Grade II listed Regency building, offered to the market with No Onward Chain (subject to vacant possession). Positioned within an attractive terrace, the property combines character features with well-proportioned living space, making it an ideal first-time purchase or investment.

Communal Entrance Hall: Accessed via an impressive shared entrance, the building retains its period charm with high ceilings and traditional detailing.

Kitchen/Sitting/Dining Room: A spacious open-plan room forming the heart of the home, featuring high ceilings, decorative coving and large windows allowing for plenty of natural light. The kitchen is fitted with a range of wall and base units, work surfaces and integrated cooking appliances, with a breakfast bar subtly dividing the space. There is ample room for both dining and seating, creating a versatile and sociable layout.

Bedroom: A generous double bedroom with high ceilings, ornate coving and a large sash window. The room benefits from excellent proportions and includes useful built-in storage shelves, offering both practicality and character.

Ensuite: Just off the bedroom, this shower room is fitted with a white suite comprising shower enclosure, WC and wash hand basin, with additional space for storage and housing of the boiler.

Additional Details:

Council Tax Band: B

EPC Rating: C

Tenure: Share of Freehold

Service Charge: £2209.08 Per Annum Reviewed Annually

Lease Length: 989 Years Remaining

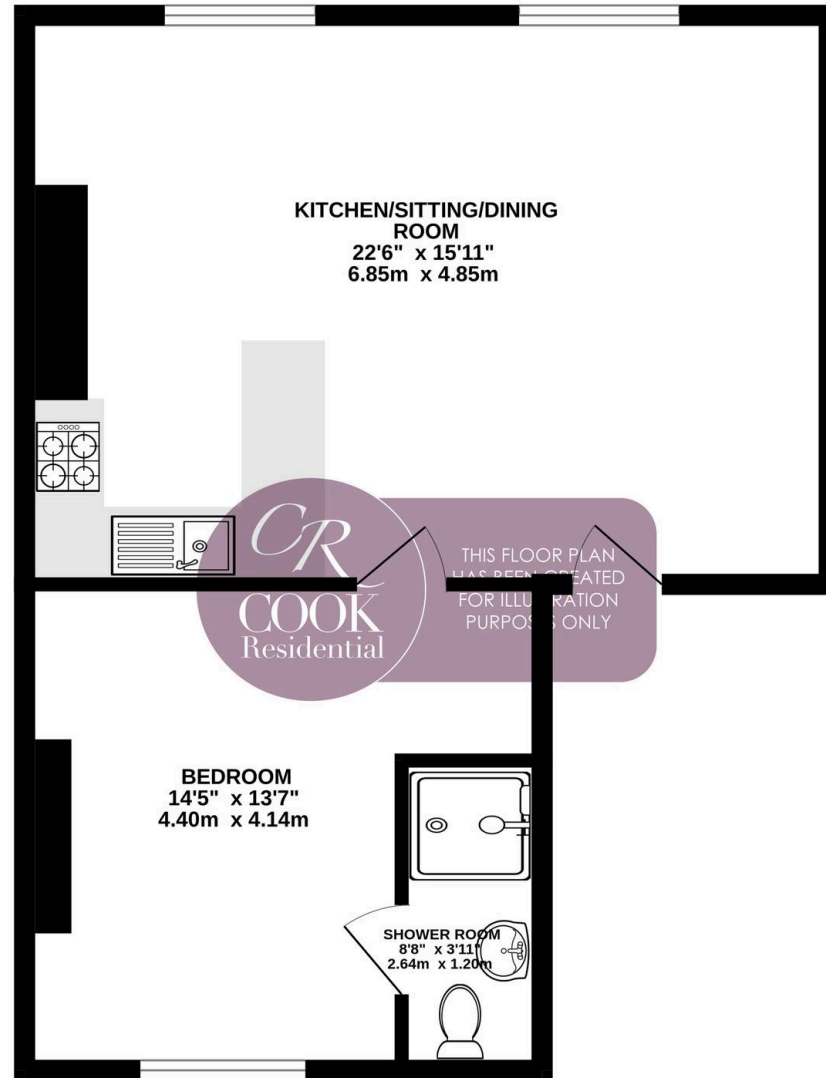
Parking: On street permit parking is available for the street via applying through Gloucestershire County Council.

Location: Situated within easy reach of Cheltenham town centre, the property enjoys close proximity to a wide range of shops, restaurants, bars and cultural attractions. Cheltenham is renowned for its Regency architecture, festivals and excellent transport links, making this a highly desirable and convenient location.

Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.



GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 539 sq.ft. (50.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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