

Winchcombe Street, Cheltenham, GL52 2NW

Guide Price £170,000







Winchcombe Street

Cheltenham, GL52 2NW

A characterful and well-proportioned one-bedroom apartment occupying the second floor of an attractive Grade II listed building. Further benefits include a share of freehold, and a residents' car park.

Council Tax band: A

Tenure: Share of Freehold

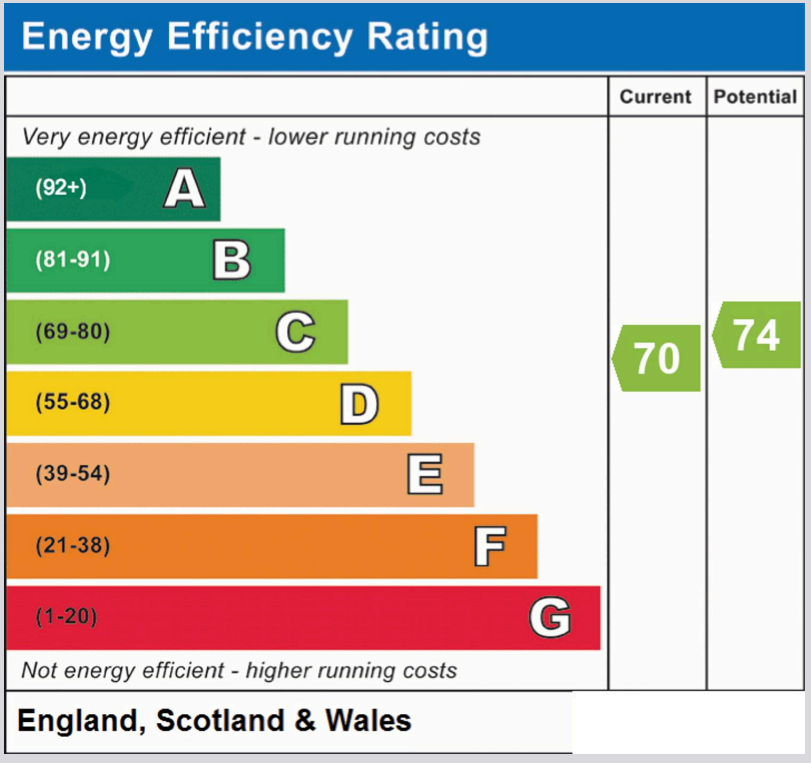
EPC Energy Efficiency Rating: C

- No Onward Chain Subject to Vacant Possession
- Grade II Listed Building with Period Features
- Spacious One-Bedroom Top Floor Apartment
- Private Residents' Car Park to the Rear
- Large Sash-Style Windows Providing Plenty of Natural Light
- Conveniently Positioned for Cheltenham Town Centre








Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
70
74
England, Scotland & Wales

A characterful and well-proportioned one-bedroom apartment occupying the top floor of an attractive Grade II listed building, offering approximately 610 sq. ft. of accommodation. Positioned within easy reach of Cheltenham town centre, the apartment combines generous room proportions with period features, including sash-style windows and decorative fireplaces. The accommodation comprises a spacious reception/dining room, separate kitchen, generous double bedroom and bathroom. Further benefits include a share of freehold, a long remaining lease and access to a private residents' car park to the rear.

Entrance Hall: The apartment opens into a central entrance hall providing access to each of the principal rooms. Its practical arrangement separates the living and sleeping accommodation while creating a welcoming entrance to the property.

Sitting/Dining Room: A particularly generous reception room offering excellent versatility for both relaxing and dining. The proportions comfortably accommodate a sitting area alongside a dining table, with additional space currently utilised as a home-working area. A large sash-style window allows plenty of natural light into the room and provides an elevated outlook across the surrounding rooftops. Period character is introduced through an attractive decorative fireplace with a traditional surround, complemented by the room's distinctive architectural proportions.

Kitchen: The separate kitchen is fitted with a range of cream wall and base units complemented by wood-effect work surfaces and contrasting blue tiled splashbacks. There is a stainless-steel sink, freestanding cooker with extractor above and space for a fridge/freezer and washing machine. A sash-style window provides natural light, while the arrangement of cabinetry offers useful preparation and storage space.

Bedroom: The generously proportioned double bedroom provides ample room for a large bed together with freestanding wardrobes, drawers and additional bedroom furniture. Decorated in a rich colour palette, the room has plenty of individual character, with an ornate decorative fireplace forming an attractive focal point. A sash-style window brings natural light into the room, while the generous proportions provide flexibility for additional storage or dressing furniture.

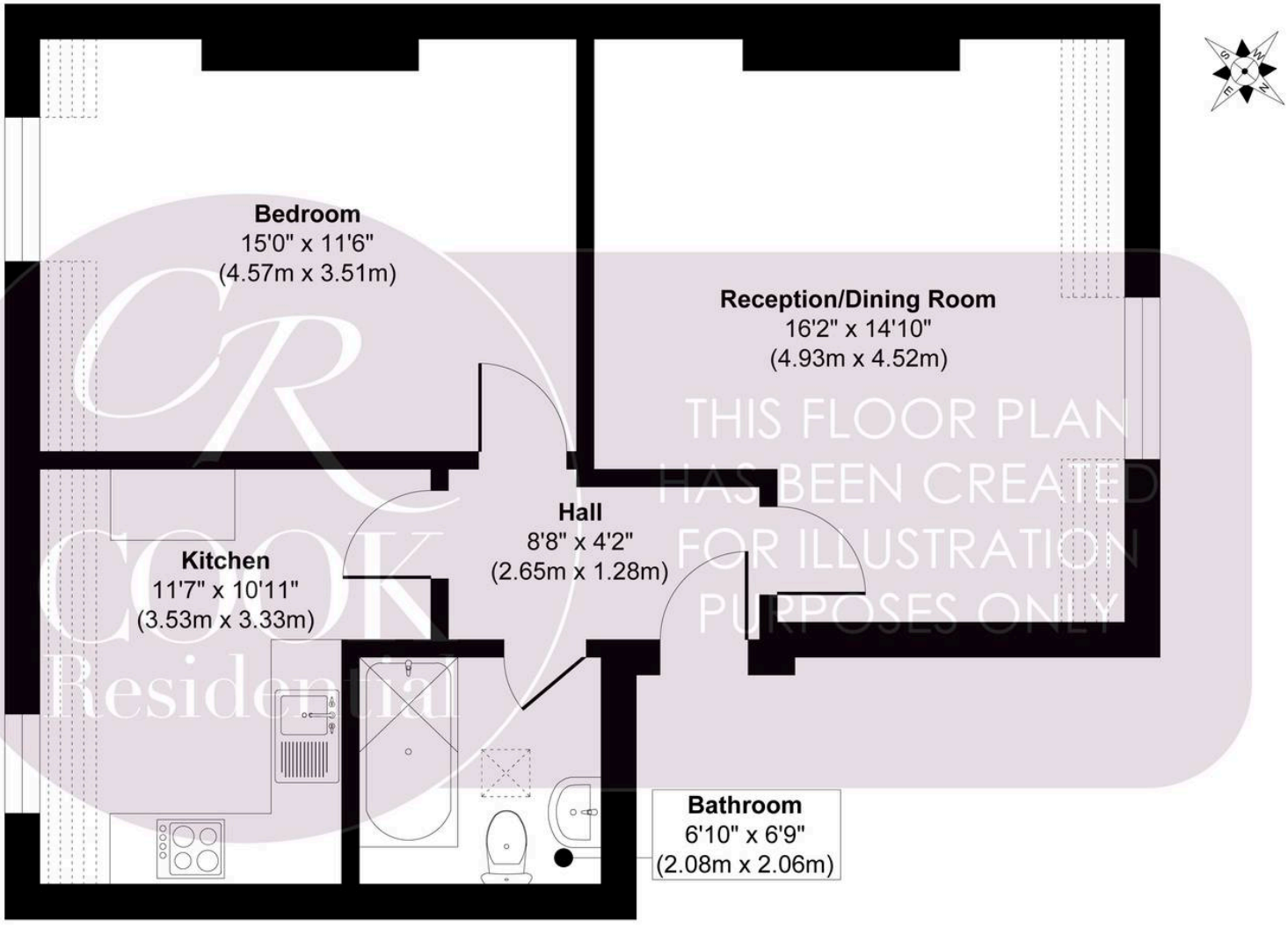
Bathroom: The bathroom is finished with contemporary white tiling and contrasting painted walls. The suite comprises a walk-in shower enclosure with glazed screen, pedestal wash hand basin and WC. Wood-effect flooring and open shelving complete the space, providing a practical combination of storage and display.

Parking: To the rear of the building is a private residents' car park. The apartment has use of one parking space on a first-come, first-served basis.

Additional Details:
No Onward Chain Subject to Vacant Possession.
Tenure: Share of Freehold
Lease Length: Approximately 995 years remaining.
Service Charge: Approximately £1,800 per annum.
Council Tax Band: A – Cheltenham Borough Council.
Grade II Listed Building

Location: Winchcombe Street is conveniently positioned for access to the heart of Cheltenham, placing the town centre and its extensive range of shops, cafés, restaurants and amenities within easy reach. The property is also well placed for Pittville and its popular park, while Cheltenham's cultural and leisure attractions are readily accessible. Road links provide convenient access around Cheltenham and towards the surrounding Cotswold countryside.

Disclaimer: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are intended for guidance purposes only. Prospective purchasers should satisfy themselves as to the accuracy of the information provided and should seek confirmation through their solicitor regarding tenure, lease terms, service charges and any other associated costs.



Second Floor

Approx. Gross Internal Floor Area 610 sq. ft / 56.69 sq. m

Produced by Elements Property

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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.