



96 Winchcombe Street, Town Centre, GL52 2NW

Cheltenham

Guide Price £175,000



Winchcombe Street Town Centre, GL52 2NW

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- No Onward Chain
- Town Centre One-Bedroom Apartment
- Spacious Open-Plan Living Area
- Modern Kitchen With Breakfast Bar
- Excellent Natural Light Throughout
- Ideal First-Time Buy Or Investment Opportunity





This well-presented one-bedroom, first-floor apartment is ideally positioned in the heart of Cheltenham town centre, offering generous open-plan living, excellent natural light and the added benefit of allocated parking and no onward chain.

Entrance Hall: The property is accessed via a private ground-floor entrance, which can be approached from either the front or rear of the main building, offering flexibility and convenience for everyday access. From here, stairs rise to the first floor, leading directly into the apartment and providing a sense of privacy and separation from street level.

Kitchen / Dining / Sitting Room: The standout feature of the apartment is the spacious open-plan living area, thoughtfully arranged to create defined zones for cooking, dining and relaxation. The kitchen is fitted with a modern range of units, wood-effect work surfaces and integrated appliances, complemented by a breakfast bar ideal for casual dining. Skylights and full-height glazed doors flood the space with natural light, while the generous proportions easily accommodate both living and dining furniture.

Bedroom: The double bedroom is a bright and inviting space, featuring full-height glazed doors with Juliet-style railings that allow excellent natural light to flow in. Built-in wardrobes provide practical storage, along with ample room for additional bedroom furniture, making this a comfortable and well-balanced principal bedroom.

Bathroom: The bathroom is modern and well-appointed, fitted with a contemporary white suite comprising a panelled bath with black-framed shower screen and rainfall-style shower, wash hand basin set within a vanity unit and WC. Stylish tiled surrounds and contrasting fittings complete the space, creating a clean and practical finish.

Parking: To the front of the building, the apartment benefits from allocated parking, a valuable feature for a town-centre property and offering added convenience for residents. There is also the option of further parking on road by applying for a residents permit through Gloucestershire Council (zone 10)

Rear Access: The property also benefits from rear access, providing a practical secondary entrance and convenient access from Trinity Lane.

Additional Details:

Tenure: Leasehold

Lease Length: 183 years remaining

Council Tax: Band B

Service Charge: £1302.80 per annum

Ground Rent: £100 per annum

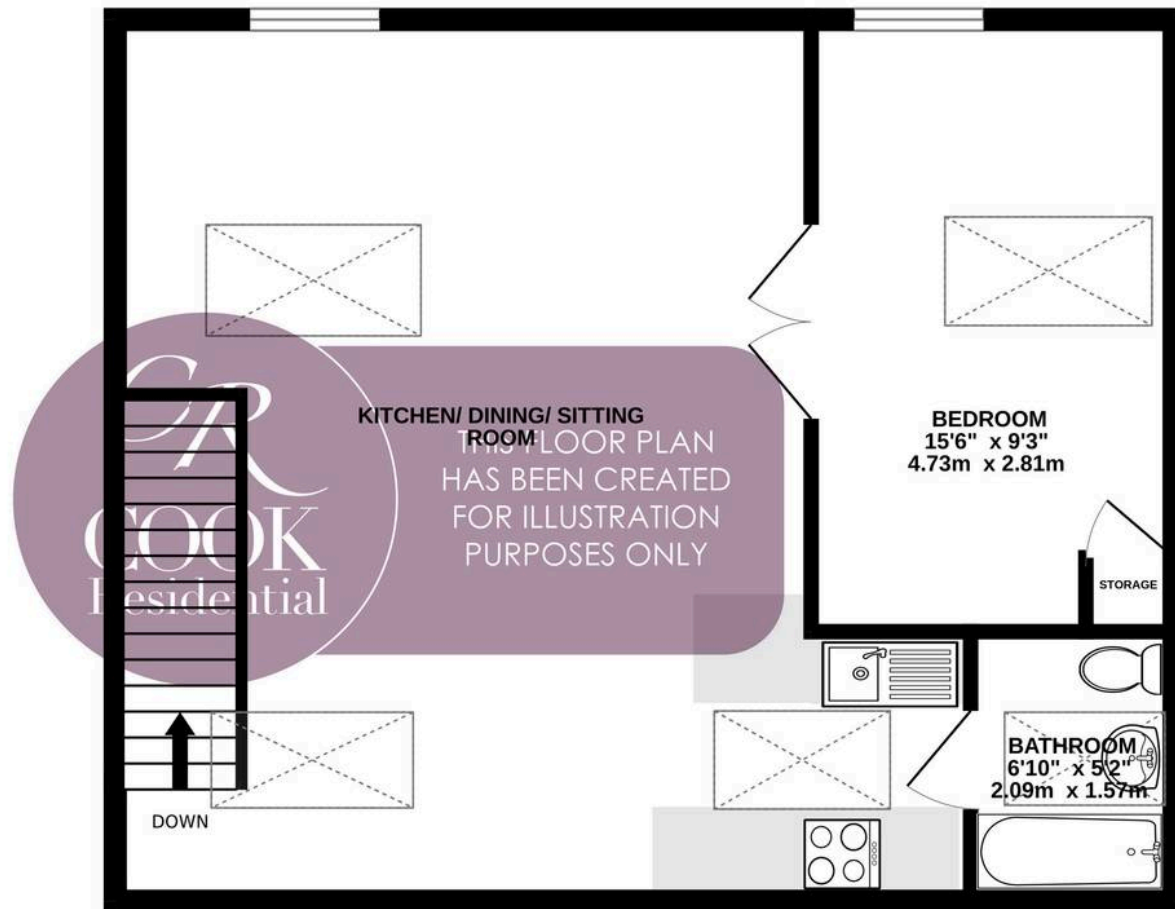
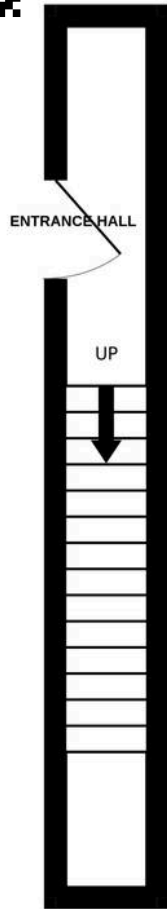
Location: Winchcombe Street sits just moments from Cheltenham's vibrant town centre, offering immediate access to an excellent range of shops, cafés, restaurants and leisure facilities. Sandford Park, the Brewery Quarter and Cheltenham Spa railway station are all within easy reach, making this an ideal home for professionals, first-time buyers or investors alike.

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GROUND FLOOR
11.5 sq. ft. (5.3 sq.m.) approx.

FIRST FLOOR
602 sq. ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 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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