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Winchcombe Street, Town Centre, GL52 2NW

Guide Price £230,000



Winchcombe Street

Town Centre, GL52 2NW

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- No Onward Chain
- Beautifully Presented And Modern Two Double Bedroom Apartment
- Excellent Natural Light Throughout
- Open Plan Kitchen / Sitting / Dining Room
- Allocated Parking For One Vehicle
- Town Centre Location Close To Amenities





This well-presented two-bedroom apartment forms part of a **modern extension** to an attractive period building that won a Civic award in 2009, ideally positioned just a short walk from Cheltenham town centre. Finished in a contemporary style throughout, the apartment offers well-balanced accommodation with high ceilings, double glazed sash windows giving excellent natural light and the added benefit of allocated parking and being brought to market with no onward chain.

**Entrance Hall:** The apartment is accessed via a welcoming entrance hall providing access to all principal rooms. Finished with neutral décor and carpeted flooring, the hallway also houses the entry phone system, and a large walk-in cupboard housing the tumble dryer and further shelf storage space.

**Kitchen / Sitting / Dining Room:** A generous open-plan living space combining the kitchen, sitting and dining areas, creating a sociable and versatile room ideal for both everyday living and entertaining. The kitchen is fitted with modern wall and base units, complementary work surfaces, tiled splashbacks, an integrated oven, hob and extractor, as well as an integrated washing machine and fridge/freezer. The sitting and dining areas enjoy ample room for sofas and a dining table, with large windows allowing plenty of natural light to flow through.

**Bedroom One:** A spacious double bedroom finished with soft carpeting and a striking feature wall. The room benefits from excellent proportions, space for freestanding furniture and additional built-in storage, creating a calm and comfortable main bedroom.

**Bedroom Two:** A second well-proportioned double bedroom, currently arranged as a home office, offering flexibility to suit a variety of needs. Ideal as a guest room, study or additional bedroom.

**Bathroom:** The modern bathroom has been recently refurbished with a fitted white suite comprising a panelled bath with shower over and glazed screen, wash hand basin and WC. Finished with contemporary tiling, a heated towel rail and tasteful accents, the room is both practical and stylish.

**Outside & Parking:** The apartment benefits from allocated parking for one vehicle to the front of the building, with permit on-street parking also available by applying through Gloucestershire County Council.

**Location:** Winchcombe Street is superbly located for enjoying all that Cheltenham has to offer, with the town centre, Montpellier, Pittville Park and Cheltenham Spa railway station all within easy reach. The area is well served by shops, cafés, restaurants and transport links, making this an ideal home for professionals, downsizers or investors alike.

#### **Additional Information:**

**Tenure:** Leasehold

**Lease Length:** 183 Years Remaining

**Service Charge:** £133.75 Per Month

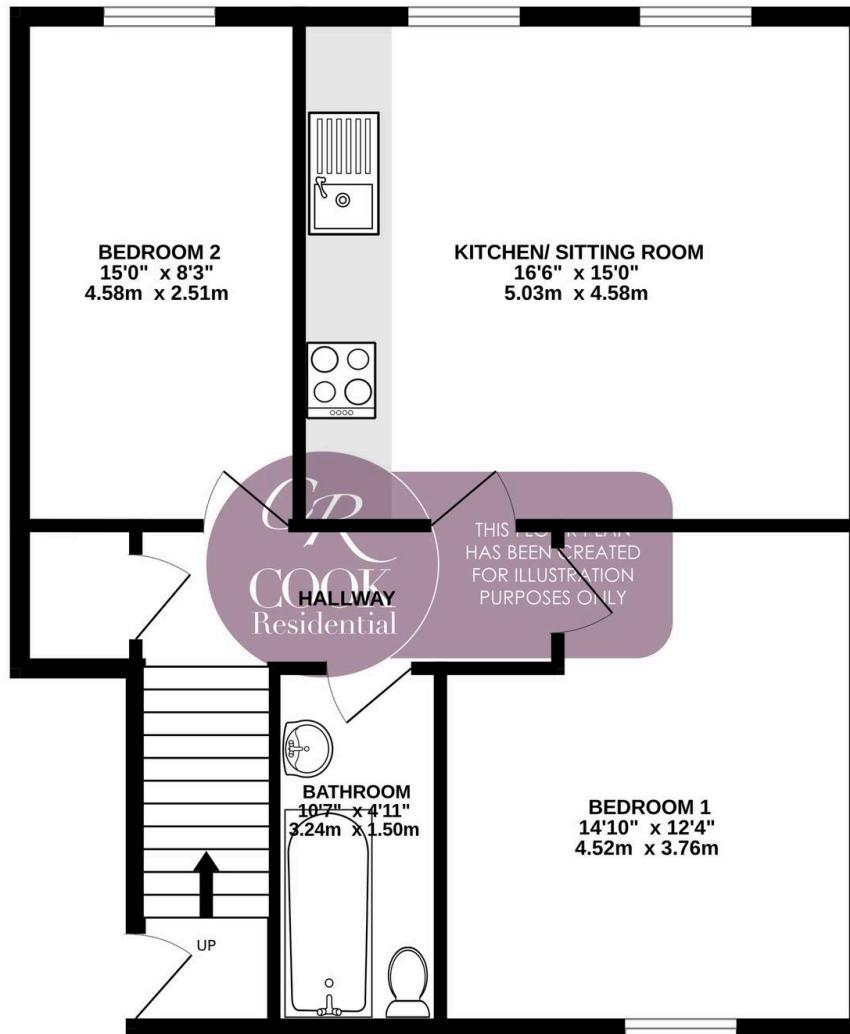
**Ground Rent:** £100 Per Annum

**Council Tax Band:** B

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SECOND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA: 703 sq.ft. (65.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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## Cook Residential

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