



The Axiom Apartments, 57-59 Winchcombe Street, Cheltenham, GL52 2NG

Guide Price £170,000



The Axiom Apartments 57-59 Winchcombe Street, GL52 2NG

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Onward Chain
- One Bedroom Apartment
- Fantastic Location Situated In Cheltenham Town Centre
- Secure Gated Entrance
- Ideal For A First Time Or Investment Buyer
- Open Plan Living





An attractive and well-presented one-bedroom apartment, offered to the market with No Onward Chain, situated within the sought-after Axiom development in the heart of Cheltenham town centre. Built in 2018 by the award-winning Cape Homes, this characterful and secure gated development combines modern living with an attractive period-style setting.

The property is accessed via a beautifully maintained communal courtyard, featuring established planting and a striking blend of brickwork and architectural detail, all set behind a secure entrance gate. Steps lead down to the apartment's private front door, creating a sense of privacy and seclusion despite its central location.

Entrance Hall: A welcoming hallway with neutral décor and carpeting, providing access to all rooms and creating a bright and inviting first impression.

Kitchen / Sitting / Dining Room: A spacious and well-balanced open-plan living area, offering clearly defined zones for relaxing, dining and cooking. The room is filled with natural light from two windows, enhancing the sense of space and comfort. The kitchen is fitted with a modern range of wall and base units with work surfaces over and an inset sink with drainer and mixer tap. Integrated appliances include an oven with hob and extractor hood, fridge freezer and washer-dryer. The layout works well for both everyday living and entertaining.

Bedroom: A particularly generous double bedroom, offering excellent proportions and a calm, neutral finish. The room benefits from two sets of built-in wardrobes, providing ample storage, and enjoys a pleasant outlook to the front. There is also space for additional furniture if desired, making it both practical and versatile.

Shower Room: A stylish and contemporary shower room fitted with a walk-in double shower with glass screen, low-level WC and a vanity unit with inset sink. Finished with grey vinyl flooring, part tiled walls and complemented by a heated towel rail.

Outside: The development benefits from an attractive communal courtyard with a variety of shrubs and planting, creating a pleasant and well-maintained environment. There is also a brick-built bike and bin storage shed for residents.

Tenure: Leasehold

Lease Length: 117 Years Remaining

Ground Rent: £175 per annum

Service Charge: £1,100.62 per annum (reviewed annually on 1st January)

Council Tax Band: C

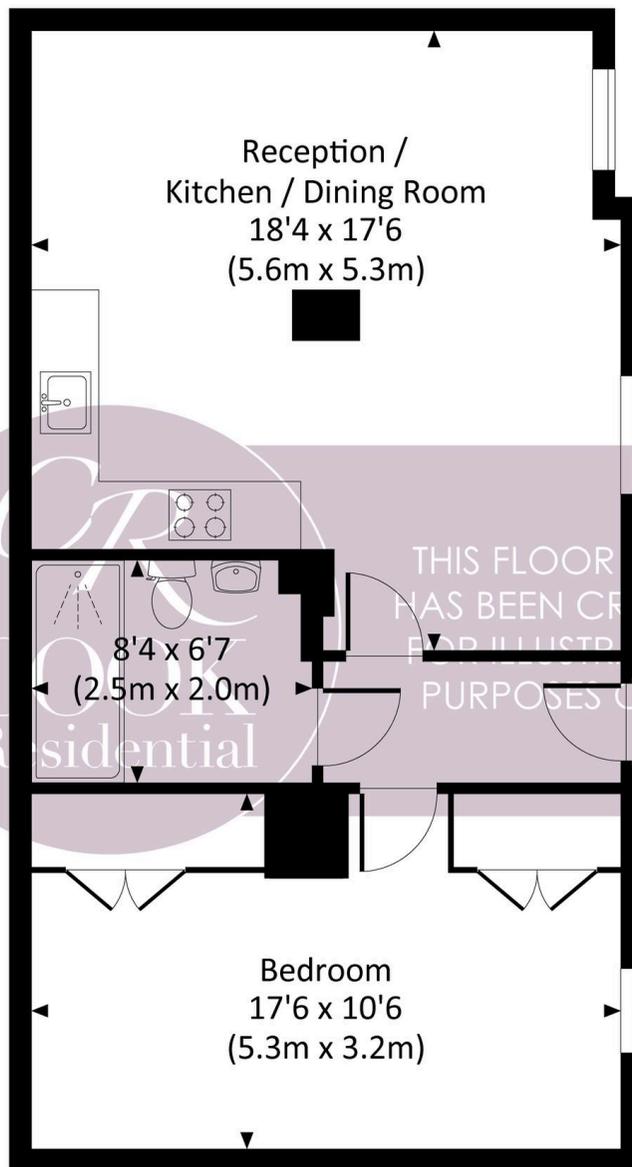
Location: Situated in the heart of Cheltenham town centre, the property is ideally positioned to enjoy a wide range of amenities including shops, restaurants, bars and cultural attractions. Cheltenham is renowned for its Regency architecture and hosts a variety of festivals throughout the year, including Literature, Music, Science and Jazz, alongside the world-famous Cheltenham Festival and Gold Cup. The town also offers excellent schooling options, including Cheltenham College and Cheltenham Ladies' College, along with strong transport links to surrounding areas.

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.



AXIOM APARTMENTS, WINCHCOMBE STREET

Approx. gross internal area
574 Sq Ft. / 53.3 Sq M.



GROUND FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
Floor Plan not to scale and completed by a RICS surveyor.





Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

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.