



Wellington Street, Town Centre, GL50 1XL

Guide Price £240,000



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A beautifully presented upper ground floor apartment forming part of an attractive period-style building in the very heart of Cheltenham. Offering approximately 848 sq. ft of well-proportioned accommodation, this light-filled home combines characterful arched windows with contemporary finishes, all just moments from the High Street.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Upper Ground Floor Apartment
- Approx. 848 sq. ft Of Accommodation
- Two Double Bedrooms With Ensuite To Principal
- Impressive Sitting/Dining Room With Arched Windows
- Secure Under Croft Parking For One Vehicle
- Prime Town Centre Location.





CR



CR



CR



CR

7 Cambray Mews is a beautifully presented upper ground floor apartment forming part of an attractive period-style building in the very heart of Cheltenham. Offering approximately 848 sq ft of well-proportioned accommodation, this light-filled home combines characterful arched windows with contemporary finishes, all just moments from the High Street.

Entrance Hall: A welcoming and generously sized hallway with wood-effect flooring and a clean, neutral décor. Doors lead to all principal rooms, creating a practical and well-balanced layout with useful storage space.

Sitting/Dining Room: An impressive dual-aspect room measuring 19'7" x 17'5", flooded with natural light from three distinctive arched windows. This superb open space comfortably accommodates both living and dining areas, making it ideal for entertaining or relaxed everyday living. The proportions are excellent, and the neutral styling enhances the sense of light and space.

Kitchen: Accessed via an open arch from the sitting/dining room, the kitchen is fitted with a range of modern units in a soft sage tone, complemented by contrasting worktops and tiled splashbacks. There is a built-in oven, gas hob and extractor, with space for additional appliances. An arched window continues the characterful theme and allows further natural light into the space.

Bedroom One: A particularly generous principal bedroom (15'9" x 12'8") featuring dual arched windows that create a bright and airy feel. There is ample space for wardrobes and additional furniture, making this a comfortable and spacious retreat.

En Suite: Fitted with a shower enclosure, pedestal wash hand basin and WC, finished in neutral tones.

Bedroom Two: A well-proportioned second double bedroom with pleasant outlook, ideal as a guest room, home office or additional bedroom.

Bathroom: Comprising a panelled bath with shower over, pedestal wash hand basin and WC, with part tiled walls and a clean, neutral finish.

Outside & Parking: The property benefits from undercroft parking for one vehicle, a highly valuable feature in this central location.

Additional Information:

Tenure: Leasehold

Service Charge: £2,358 per annum

Ground Rent: TBC

Council Tax Band: C

Agents Note: Please note that there is a **Section 20 Notice** that is still in its consultation period. This relates to works required to another building which falls under the same headlease as Cambray Mews.

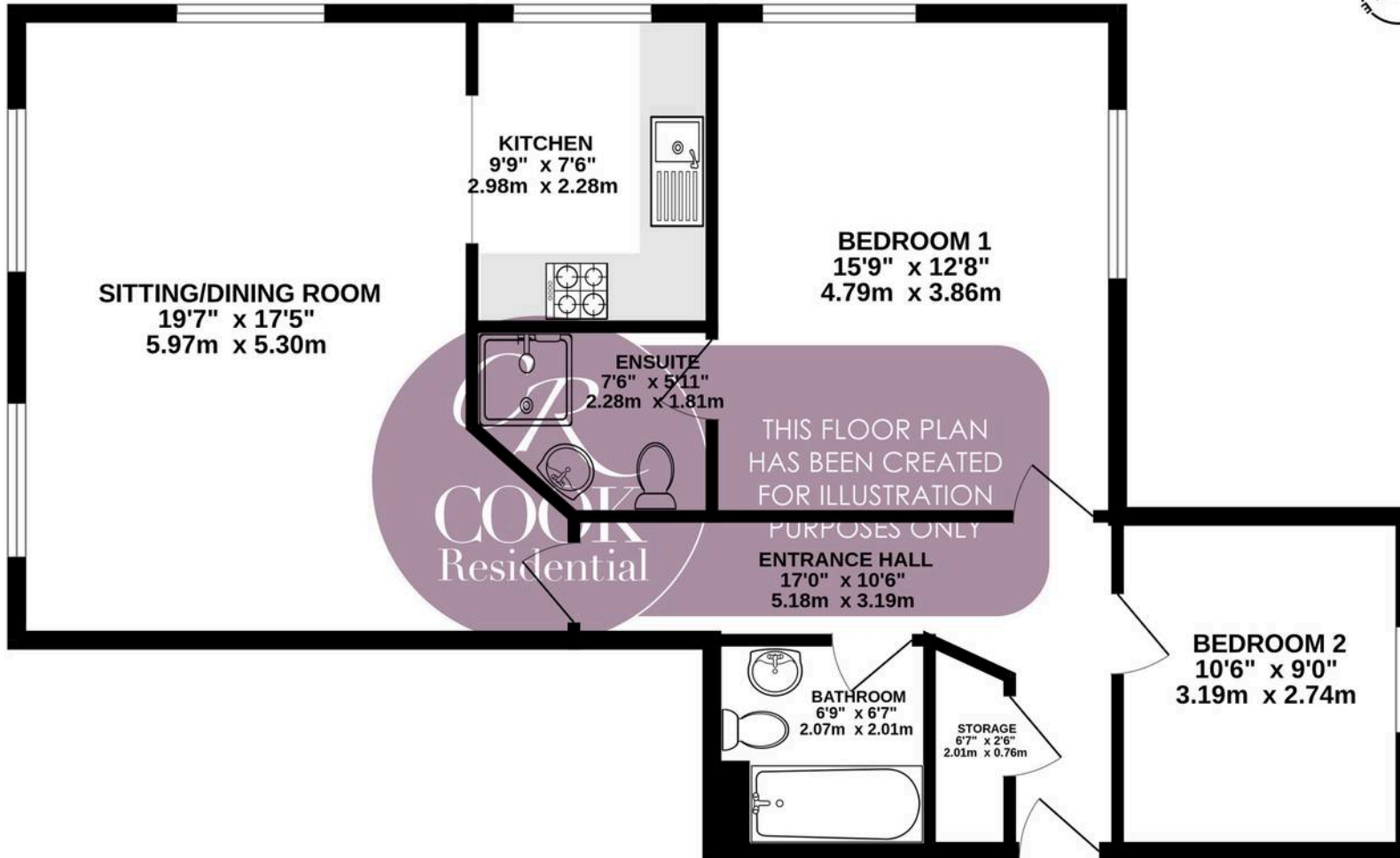
Location: Cambray Mews is tucked just off Wellington Street, placing you within immediate reach of Cheltenham's vibrant town centre. The High Street, Promenade, Montpellier and a wide range of restaurants, cafés, boutiques and leisure facilities are all within easy walking distance. Cheltenham Spa railway station and excellent road links are also readily accessible, making this an ideal base for both owner-occupiers and investors seeking a central lifestyle setting.

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.



UPPER GROUND FLOOR

848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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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Cook Residential

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

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

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