

5 WINCHESTER HOUSE

MALVERN ROAD, CHELTENHAM, GLOUCESTERSHIRE, GL50 2NN

 Charles Lear



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Situated on the raised ground floor within this sought after development constructed by CALA Homes in 1999, this three bedroom, two bathroom apartment is one of a kind and enjoys a large eat-in kitchen, beautiful views over the manicured communal gardens and secure underground parking with lift access.

- Beautifully maintained communal entrance hall with lift to secure underground parking
- Reception hall with cloak storage cupboards
- Modern kitchen/breakfast room large enough to eat in with window and aspect onto Malvern Road
- Substantial sitting/dining room with triple aspect and double doors onto the spacious sun terrace
- Master bedroom suite with en-suite shower room and sliding doors onto the terrace
- Guest bedroom with Jack & Jill bathroom
- Bedroom 3/study
- South and West facing terrace enjoying views over the beautifully manicured award winning gardens
- Secure underground tandem parking space with lift access offering space to create a lockable store

DESCRIPTION

Apartment 5 occupies a corner position within this landmark and sought after development. Offering a large sun terrace which faces South and West and may be accessed via the sitting/dining room and master bedroom. Also offering a kitchen/breakfast room large enough to eat in, three bedrooms and two bathrooms, this spacious and sunny apartment also enjoys a secure tandem parking space and has been updated recently, in parts, by the present owners.





SITUATION

Located along one of Cheltenham's most highly regarded and prestigious roads, Winchester House is widely recognised as one of the town's premier addresses having been constructed by the reputable CALA Homes in 1999. Winchester House is located within a short walk of Waitrose and the wide array of bars, boutiques, cafes and restaurants in Montpellier, whilst the property also affords excellent access to GCHQ, the M5 and A417 whilst the town is favoured with a number of very popular festivals including the literature, food, music and world renowned 'Gold Cup' National Hunt race.

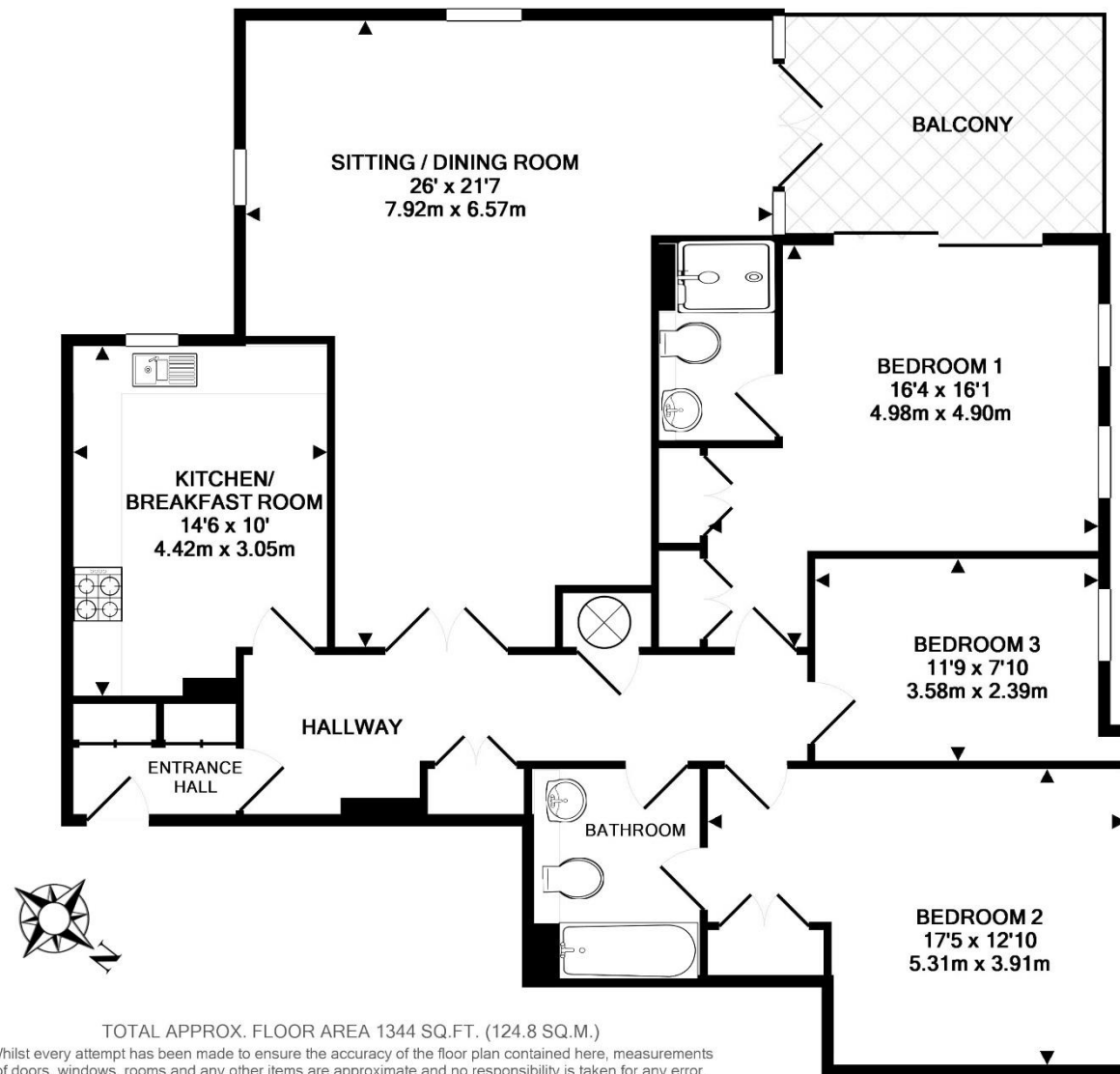
GENERAL INFORMATION

Local Authority: Cheltenham Borough Council.
Council Tax Band: F - £2,297.93 pa. (2017/2018).

LEASE INFORMATION

Tenure: Leasehold with a Share of the Freehold.
Length of Lease: 999 years from 1999.
Service Charge: Approx. £175 pcm.
Managing Agent: Metro PM, Cheltenham.

Viewings are strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



TOTAL APPROX. FLOOR AREA 1344 SQ.FT. (124.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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