

3 AVONDALE HOUSE WELLINGTON SQUARE

CHELTENHAM, GLOUCESTERSHIRE, GL50 4JS



Charles **Lear**



A beautifully finished apartment refurbished to the highest specification, situated in a detached, period building, with views over Wellington Square. This immaculate apartment spans the entire first floor of the building, is flooded with light with windows on four sides, and boasts high ceilings and period features throughout.

The apartment is accessed via a communal front door and hallway, which has been entirely renovated in the last 12 months, with a staircase leading up to the first floor. Upon entering the apartment, there is a spacious hallway leading into all rooms as the apartment wraps around. On the left, there is a large, open-plan kitchen/dining room, with kitchen island and breakfast bar area, double Neff ovens with warming drawer, a drinks cupboard with second sink and Quooker tap, and integrated appliances. There is a spacious dining area with space for 6–8-seater table, and access through a door which leads down to the communal garden.

Following through the hallway, there is a sizeable double-aspect reception room, with views over the square and an attractive feature marble fireplace. There are three bedrooms in total, with a principal suite and second double bedroom both overlooking Wellington Square, and a third, smaller double room currently used as a snug. Cleverly concealed within the wall panelling of the principal bedroom, there is a walk-in wardrobe, and separately, an en-suite shower room. There is also a separate, shared bathroom, with shower over bath, accessed via the hallway. Both bathrooms have underfloor heating.

The apartment has new plaster panelling throughout and Amtico flooring to the kitchen/dining room and hallway with soundproofing underneath. The apartment also includes a separate storage room situated on the half-landing, and has access to one other shared storage cupboard in the basement. There is an allocated parking space at the front of the building, and a communal garden to the rear.

Wellington Square is widely regarded as one of the town's finest squares, enjoying some of the most impressive architecture Cheltenham has to offer together with a beautiful area of parkland in the centre which may be enjoyed by its residents. Pittville Park is located within a short walk of Avondale House, as is the High Street and Promenade which offer a wide range of shopping facilities, restaurants, bars, cafés, and boutiques.





Flat 3, Avondale House

Approximate Gross Internal Area = 151.8 sq m / 1634 sq ft

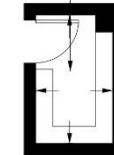
Store = 3.0 sq m / 32 sq ft

Total = 154.8 sq m / 1666 sq ft



First Floor

Store
2.26 x 1.37
7'5 x 4'6



(Not Shown In Actual
Location / Orientation)



GENERAL INFORMATION
Mains water, electricity, gas and drainage are
connected to the property.
EPC rating: C.

COUNCIL TAX BAND
(E) £2745.75 (2025/2026)

TENURE
Leasehold with Share of Freehold

SERVICE CHARGE
£2400 per annum

VIEWINGS
Strictly by prior appointment through
Charles Lear & Co. on
01242 222722