

32 WELLINGTON PLACE, PRIORY STREET
CHELTENHAM, GLOUCESTERSHIRE, GL52 6DG



32 WELLINGTON PLACE

An attractive 3-bedroom town centre apartment, built just over 20 years ago to a high specification in this well-designed Regency style development, with lift access and allocated parking, featured by quiet courtyard gardens. Available with no onward chain.

- Within walking distance of High Street, Promenade and Sandford Park
- Close to the A40 for access to the Cotswolds, Oxford and London
- First time on the market since new
- Communal Reception Hall with stairs and lift access from the parking to the private door at No. 32
- Entrance hall with airing cupboard and further storage, Cloak/Utility Room & laundry facilities
- Stunning bow fronted Living/Dining Room
- Integrated Kitchen/Breakfast Room with granite worktops and TV & telephone points
- 3 Bedrooms with generous fitted wardrobes, including principal with en suite Wet Room, Guest Suite plus separate study
- Allocated & visitor parking, gardens & storage

DESCRIPTION

Built in C.2000, this is an iconic Regency style development with bow fronted double glazed sash windowed elevations. No.32 is on the top floor thus enjoying views from many of the rooms, and the internal accommodation has been well maintained by the current owners who have lived here since new. The characterful accommodation includes a beautiful bow fronted, split level Living/Dining room and 2 principal double bedrooms both with en suite facilities.





SITUATION

Wellington Place stands at the junction of Priory Street and London Road, thus the town centre and Montpellier are all within a short walk offering a good variety of day to day and more specialist shops, cafes and restaurants, the Everyman theatre and Playhouse. All the town's main schools are within a short drive, whilst Cheltenham is renowned for its varied selection of festivals during each calendar year. Sandford with its famed Lido outdoor pool and The General Hospital are again within a short walk.

GENERAL INFORMATION

Services: Mains water, electricity and drainage. Modern electric boiler central heating with portable wireless thermostat control

Local Authority: Cheltenham Borough Council

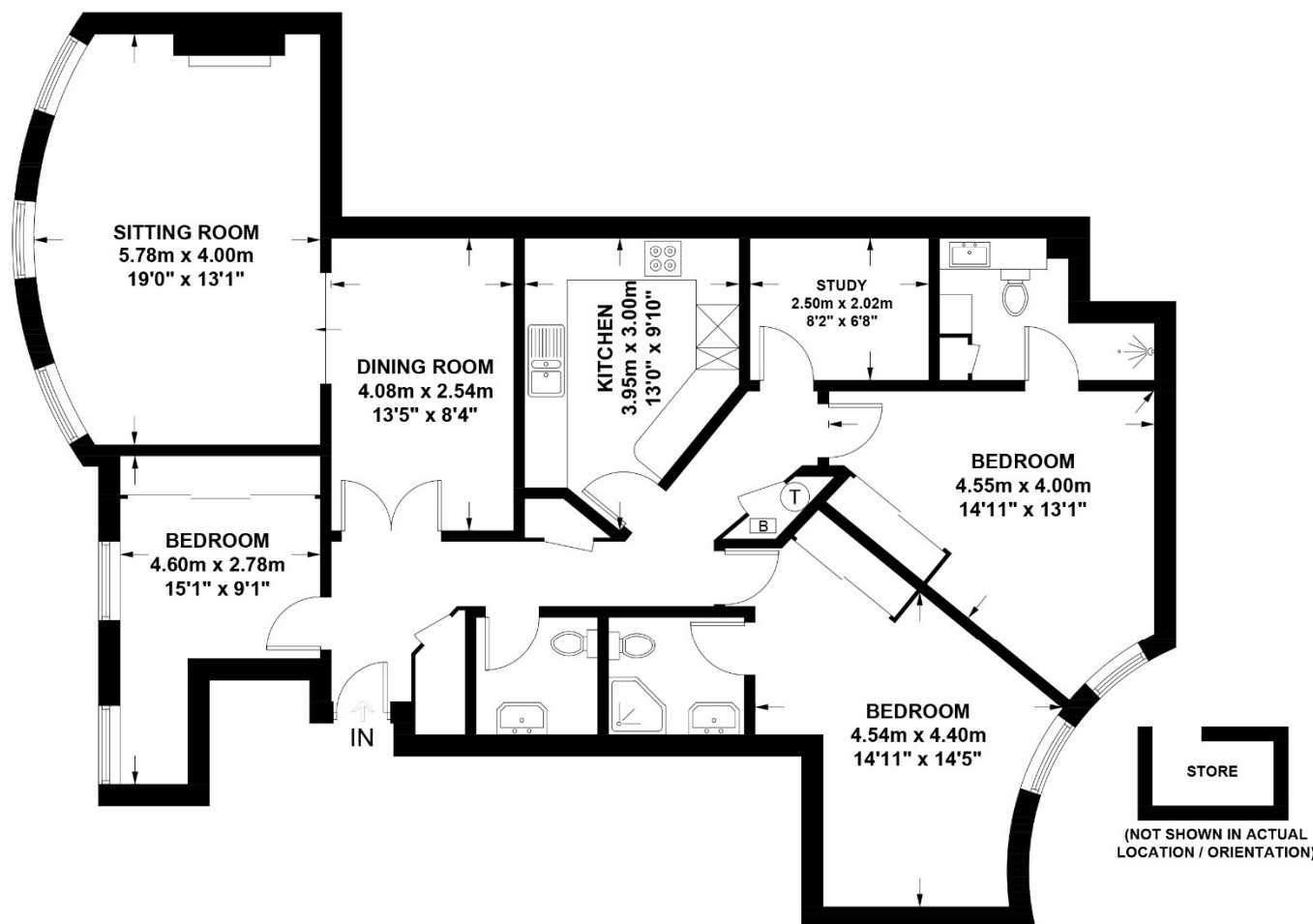
Council Tax Band: F - £2,742.11 pa. (2020/2021)

Tenure: Leasehold with 1/32 share of freehold. Lease Approx. 979 years. Charges Approx. £1800.00 per annum

VIEWINGS

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

Approximate Gross Internal Area = 115.8 sq m / 1246 sq ft
 Store = 1.5 sq m / 16 sq ft
 Total = 117.3 sq m / 1262 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
 please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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