

Wellington Street

Cheltenham GL50 1XY



Buckingham House, Wellington Street, Cheltenham GL50 1XY

This beautifully presented one double bedroom, first floor apartment is located in the Cheltenham Town Centre and part of a well maintained regency building. Situated just a short walk away from local shops, bars and restaurants and the Montpellier Gardens, home to an array of festivals.

The property comprises of: entrance hall leading to the open plan living / dining room with modern kitchen fitted with integrated appliances, double bedroom and lastly a stunning en-suite shower room. The apartment also benefits from two Juliette balconies a separate private conservatory, accessed from the hallway, electric heating and sash windows throughout creating a light space.

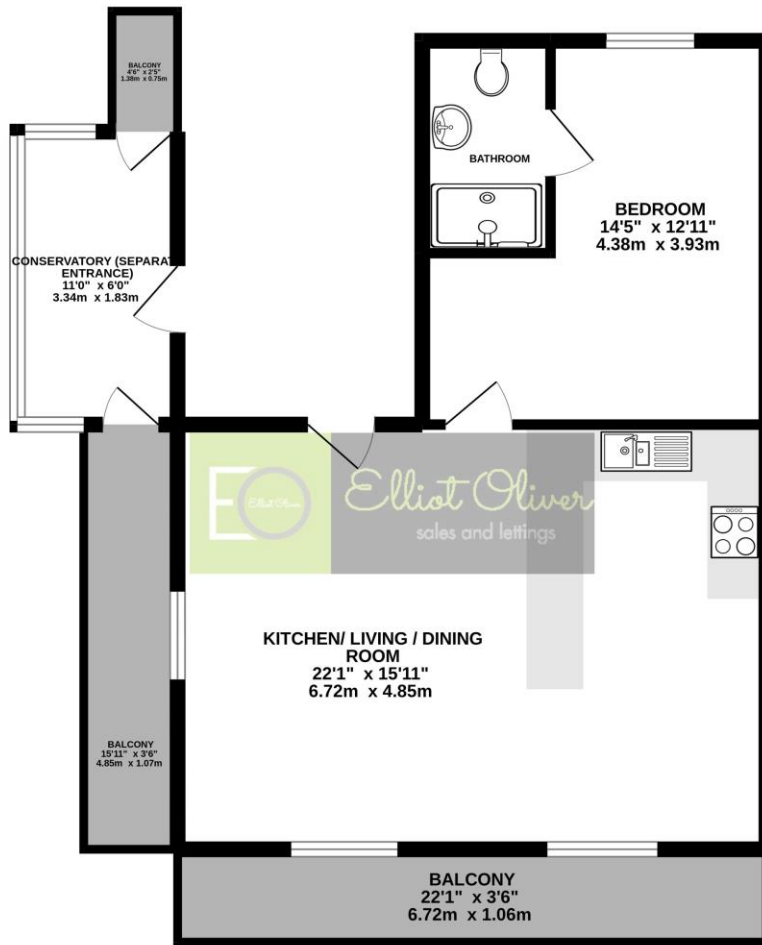
Council Tax Band: B
Share of Freehold
Years Remaining on the Lease: 991
Annual Service Charge: £1,992.96
No Ground Rent







FIRST FLOOR
602 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 624sq.ft. (58.0 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	60	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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