

## Duke of Wellington Court, Cheltenham GL52 2AT

£225,000

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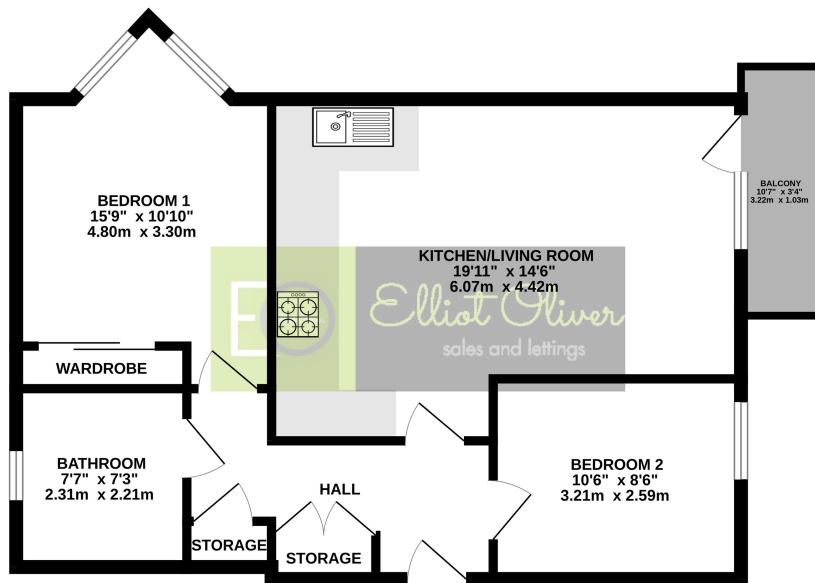


The accommodation is light and airy two bedroom apartment in the town centre. The apartment has been very well maintained to include a modern well-equipped lounge/kitchen/breakfast room, two bedrooms with the main offering a feature window and a modern bathroom with a shower over the bath, a balcony complete the accommodation. Location: Regency Place is a gated community in the heart of Cheltenham and is a 5-minute walk from John Lewis. The apartment is a short walk from Pittville Park and the Pump Rooms and convenient for the town centre. Cheltenham is a superb place for shopping with an abundance of main high street shops, specialist boutiques, cafés, and restaurants. Tenure: Leasehold Council tax band: C Annual ground rent: £250.00 Annual service charge: £1,200.00 Lease end date: 01/01/2165

## Key Features

- Two Bedroom
- Immaculately Presented
- Kitchen/Living Room
- Allocated Parking
- Upper Floor Apartment
- Chain Free
- Town Centre Location
- Gas Central Heating

SECOND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 632 sq.ft. (58.7 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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