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## Apartment 2

6 Wellington Square, Cheltenham, GL50 4JJ



# Apartment 2

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*A beautiful and spacious apartment forming the first floor of this striking townhouse, occupying a beautiful position on Wellington Square with views over central gardens.*

- Reception hall
- Sitting room
- Kitchen/Breakfast room
- Spacious double bedroom
- Bathroom
- Share of freehold
- Grade II listed
- Wonderful period features
- No onward chain

Forming the first floor of this classic Gothic style handsome building, Apartment 2 is a beautiful residence which benefits from the original period features that these townhouses are so well known for, including high ceilings, ornate cornicing and deep sash windows.

Inside, the building has been lovingly maintained and the smart communal hall leads to the first floor and to the private door of Number 2. The flat opens into a hallway which has the benefit of built in storage, introducing the spacious sitting room. Grand in finish, this elegant space has the high ceilings, large sash windows, and detailed cornicing as the original drawing room of the main house. A feature fire place with a working gas fire, is a focal point and views over the garden square and park beyond make this a superb room for both relaxing and dining.

The kitchen is separate and is positioned opposite the sitting room, well-appointed with a range of fitted units under granite worktops and a range of appliances, this room is particularly bright owing to the large sash window. The bedroom is double in size with excellent interior planning, with an good range of storage options.





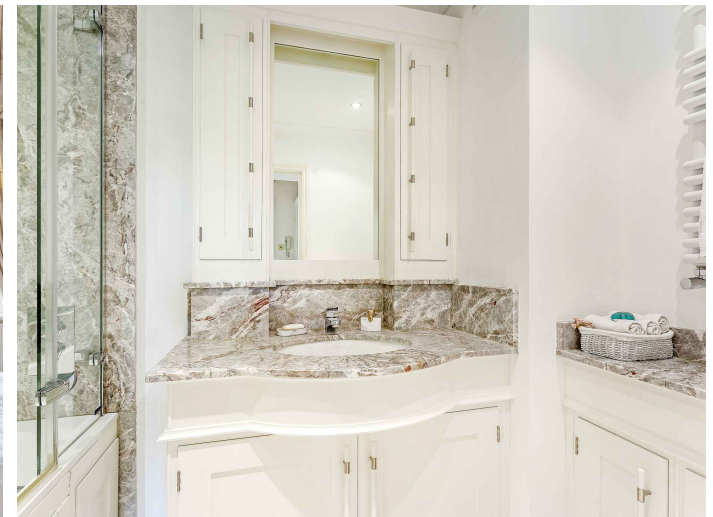
The fitted wardrobes by Mark Williamson, dressing table and bedside tables are all bespoke for the space. Cleverly, they feature a heated cupboard for clothes airing and a built-in laundry basket. The bedroom is perfectly complimented by a modern bathroom, with grey marble tiles and a modern suit. The bathroom also offers plenty of storage.

#### Outside:

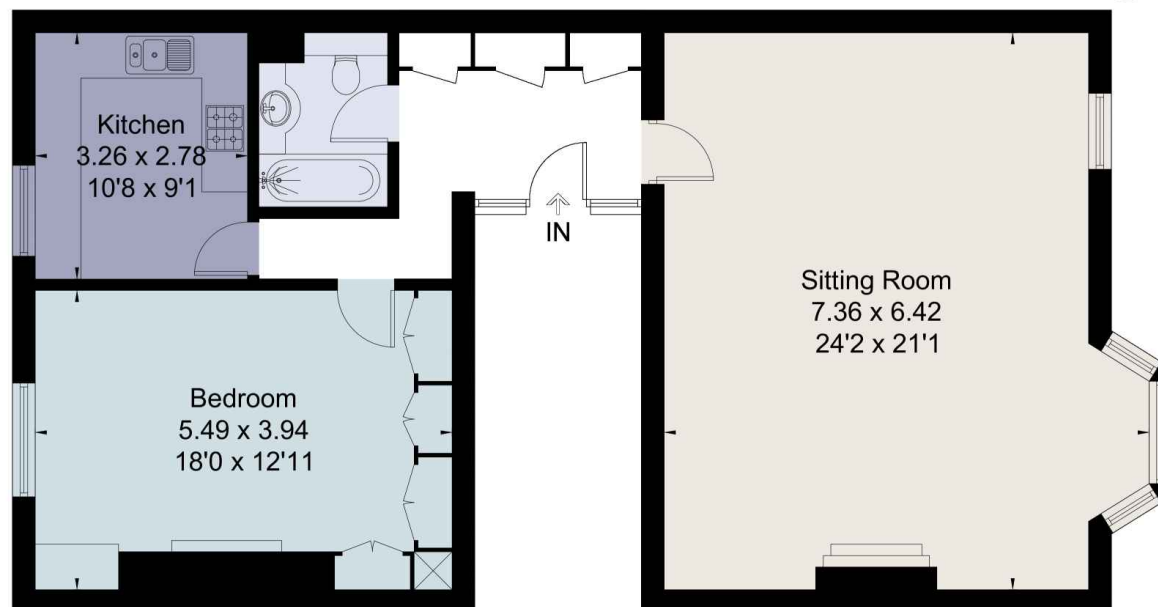
The central garden square offers a wonderful outdoor space that is gated for the residence that live on Wellington Square to sit in and enjoy. The road offers residents permit parking.

#### Situation:

Wellington Square is considered, without any doubt, the best Pittville location and it is rare that property comes to the market in this elegant and peaceful pocket of the town. As it is no through square, there is very little vehicular or foot traffic, making this highly desirable. The entrance is within a short stroll of Pittville Park, one of the finest urban parks in the country, known for its boating lake, Pump Rooms and pretty cafes. This historic tree-lined road is especially attractive and is within a striking distance of a collection of smart local coffee shops and convenience stores, with John Lewis department store and Cheltenham's fashionable shopping districts Montpellier and Promenade also within walking distance. A cultural centre, Cheltenham plays host to several highly acclaimed festivals including, Horse Racing, Music, Food and Literature. The town is also known for its excellent schools and many parents enjoy having a base close to the local Boarding schools. Communication links are excellent from this area, with easy access to the M5 Motorway and main line train station with lines to major cities, within a 20 minute walk.



Approximate Area = 89.2 sq m / 960 sq ft  
For identification only. Not to scale.  
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First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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