



# 1 Wymans Court, Windyridge Gardens, Wyman's Brook, Cheltenham, Glos. GL50 4TE

Formerly a dental practice, a change of use application from commercial to residential is currently in progress. Once obtained, the property will comprise a living room, two bedrooms, a kitchen, and a bathroom. Although the flat enjoys a good layout, upgrading is required throughout.

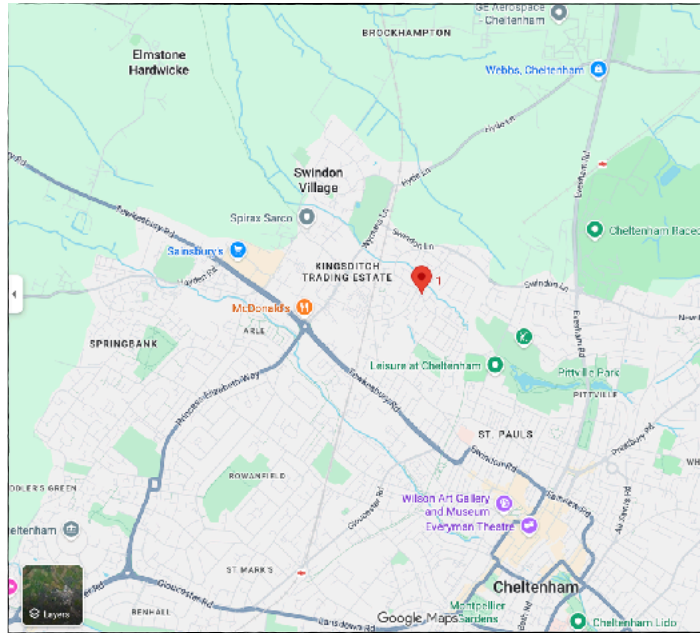
The property is located above the shopping parade and is accessed via external stairs. Additional benefits include a private storage shed and allocated parking, with two permits provided per apartment for the rear car park.

The property also features double glazing and gas central heating.

Available with no onward chain.



Guide Price: £100,000



Hallway



Entrance





Sitting  
Room



Kitchen

Bedroom  
One





Bedroom  
Two



Bathroom



Study

**Tenure:** Leasehold. 124 years remaining on Lease.

**Service Charge:** £1,113 per annum

**Ground Rent:** £52.50 per annum

**Council Tax Band:** A

**EPC Rating:** D

- **Property Type:** Purpose built first floor flat.
- **Construction:** Standard (Brick & Tile).
- **Utilities:** Mains gas, electricity, water, and sewerage.
- **Parking:** Two allocated parking spots in communal car park.
- **Broadband Speed:** Ultrafast (up to 5500 Mbps).
- **Mobile Signal:** Indoor signal variable to good from major providers.  
Buyers are encouraged to check their specific provider via the Ofcom checker.
- **Building Safety:** No known issues.
- **Restrictions/Covenants:** None.
- **Rights & Easements:** None known.
- **Flood Risk:** Very Low from rivers, sea, and surface water.
- **Planning Permission:** None in the last five years.
- **Mining:** Not in a coalfield or a known mining area.

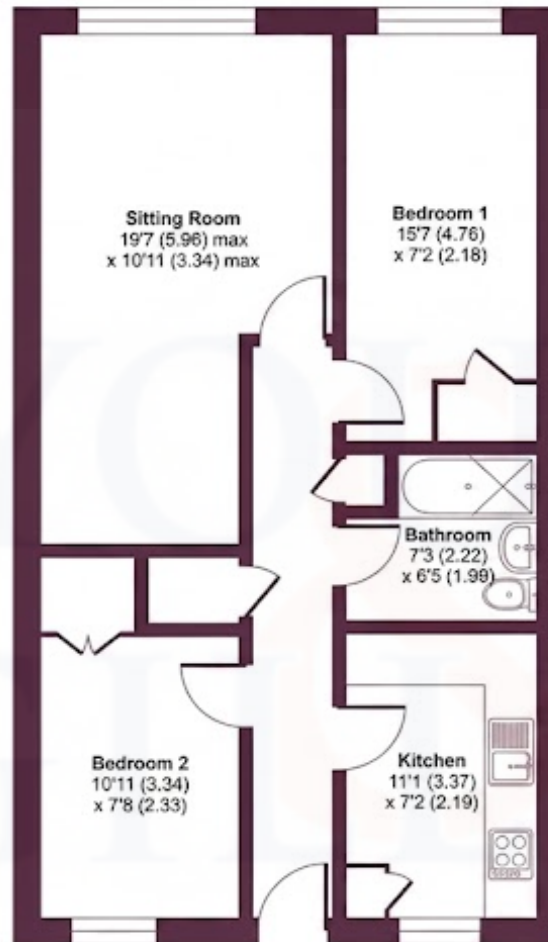
### Agents Note

These particulars are intended as a guide and do not form part of a contract. While we endeavour to ensure accuracy, we have not tested any services, appliances, or specific fittings. All measurements are approximate and should not be relied upon for flooring or furniture. Under the **Consumer Protection from Unfair Trading Regulations 2008**, we have a duty to disclose material information. Please review the full property details or contact the office for specific information regarding tenure, utilities, and environmental factors before proceeding.

### Anti-Money Laundering (AML)

To comply with the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, Young & Gilling Ltd are required to verify the identity of all vendors and purchasers.

We use a combination of physical document checks and electronic verification. Prospective purchasers and vendors will be asked to provide proof of identity (e.g., Passport or Photo Driving Licence) and proof of address. We are also required to verify the "Source of Funds" for any purchase. We appreciate your cooperation in helping us meet these legal obligations.



Not to scale. This floor plan is intended to give a general indication of the layout only.



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