



27, Irvine House Pittville Circus Road, Cheltenham GL53 0LA

- Impressive 2nd Floor Penthouse Apartment
- Private, Light & Airy + Far Reaching Views
- Hall to 16' x 16' Dual Aspect Reception Rm
- Modern Fitted Kitchen and Bathroom Suite
- Generous 16' x 10' Double Bedroom
- Recent Cosmetic Refresh Throughout
- Classic Regency Mansion + Parking
- Great for Town, Shops & Pittville Park

£157,500

Impressive Pittville, Cheltenham Penthouse Apartment that is Private and Especially Light & Airy w. far Reaching views...

Comprising: Entrance Hall with Intercom, Feature 16' x 16' Dual Aspect Reception Room, separate 10' Modern Fitted Kitchen, 16' Double Bedroom and Modern Bathroom/ Shower Room...

Genuine c. 600 sq. ft of Accommodation – all Recently Cosmetically Refreshed and No Onward Chain!



Communal Entrance Areas

Steps up to covered porch, individual post boxes, grand part glazed front door communal hall with wide staircase rising to the second floor.

Second Floor Landing

Rear aspect window. Front door to...

Apartment Entrance Hall

9' 9" x 3' 6" (2.97m x 1.07m)

Wall mounted intercom access handset, pendant light point, door to airing cupboard (with hot water cylinder, slatted shelving and wall mounted electrical consumer unit) Doors to Bedroom, Bathroom and...

Sitting & Dining Room

16' 0" x 16' 0" (4.87m x 4.87m)

Vaulted ceiling with exposed beams. Rear aspect dormer window and side aspect skylight window. Electric Panel radiator, Pendant light point, power points and TV point. Door to...

Fitted Kitchen

9' 10" x 5' 10" (2.99m x 1.78m)

Comprising base level storage unit and one eye level unit. Granite effect work surfaces with tile splashbacks and inset sink and drainer. Electric cooker space and connection. Space for base level white goods plus plumbing for washing machine. 'Kick space' electric fan heater. Ceiling spotlights, side aspect skylight window and tile effect vinyl floor.

Double Bedroom

16' 0" x 9' 8" (4.87m x 2.94m)

Front aspect dormer window, vaulted ceiling with exposed beams, pendant light point, power points.

Bathroom/ Shower Room

6' 6" x 5' 8" (1.98m x 1.73m)

A modern suite comprising glazed shower cubicle, pedestal wash basin and low flush WC. Also fully tiled 'splash-back' areas, oak effect flooring, extractor fan and chrome ladder style radiator/ towel rail.

Tenure

Leasehold with c. 108 years left unexpired.

Service Charge

Currently c. £94 per calendar month

Ground Rent

Currently £50 Per Annum

Services

Mains Electricity, Water and Drainage are connected.

Council Tax.

Band 'B' Cheltenham Borough Council.

Viewing

By prior appointment via Sam Ray Property

