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Flat 7, 25 Pittville Lawn Pittville, Cheltenham GL52 2BE

- Superior c. 900 sq. ft Garden Level Apartment
- An Elegant Regency Villa Adj. to Pittville Park
- Period Features, Natural Light & Immaculate
- Well Managed Block + Ideal Share of Freehold
- Some Parking and Delightful Walled Gardens
- Airy Hall & Inner Hall + 9' Study/ Office
- 16' Bay Sitting Room w. Park Outlook
- 13' Kitchen/ Dining with All Appliances
- 15' Master Bedroom w. Ensuite Shower
- 10' Second Bedroom + Luxury Bathroom

£325,000

Most Impressive Garden Level Apartment within Elegant 1833 Regency Villa with Great Natural Light, Views & Great Connection to Adjacent Pittville Park...

Approx. 900 sq. ft of Immaculate Accommodation... Includes: 16' Bay Sitting Room, 13' Kitchen/Dining Room, Study/ Office, Two Bedrooms (15' & 10'), Two Bathrooms etc...

Ideal Share of Freehold & Long Lease, Some Parking & Delightful Walled Garden...

Viewing is Recommended!



HALL & INNER HALL

Oak effect parquet flooring, two single panel radiators with decorative covers, two pendant light points, wall mounted intercom access handset, power points, panelled doors to all main rooms.

SITTING ROOM

16' 3" x 13' 5" (4.95m x 4.09m)

Focal point period fireplace with corbelled surround and inset cast iron fire. Large Bay with dual front aspect Georgian sash windows each with plantation style shutter blinds. Two double panel radiators, TV point, telecom point, power point, pendant light point with ceiling rose.

KITCHEN & DINING ROOM

13' 5" x 9' 8" (4.09m x 2.94m)

Stylish contemporary 'high gloss' kitchen with range of light cream eye, base and drawer units (w. soft close & preparation lighting), granite effect work surfaces, 1.5 bowl sink and drainer with 'swan neck' mono tap, smoke mirror splash-back areas. Inset eye level double oven, inset four ring gas hob and matching stainless steel extractor hood, integrated automatic washing machine, dishwasher, and full height fridge / freezer. Ample space for dining table. Contemporary style vertical radiator, side aspect Georgian sash window with plantation style shutter blind, porcelain tile flooring, recessed ceiling spotlights.

STUDY/ OFFICE

7' 10" x 5' 3" (2.39m x 1.60m)

Internal room with oak effect flooring, built-in desk unit, fitted eye level shelving, telecom point, power points, single panel radiator, wall mounted electric consumer unit.

BEDROOM ONE

15' 10" x 14' 0" (4.82m x 4.26m) Max.

Rear aspect Georgian sash window with fitted plantation style shutter blind, run of built-in mirrored wardrobes (also access to recessed 'Worcester' branded gas combination boiler), two double panel radiators, power points, pendant light point. Door to...

ENSUITE

7' 10" x 5' 6" (2.39m x 1.68m)

Tiled double shower cubicle with regular and 'cloud burst' shower heads plus glazed shower screen. Pedestal wash basin, low level W.C, ladder style radiator, extractor fan, ceramic chequer pattern flooring.

BEDROOM TWO

10' 8" x 9' 8" (3.25m x 2.94m)

Foal point cast iron fireplace, front aspect Georgian sash window with fitted plantation shutter blinds, dual built-in alcove wardrobes/ storage, double panel radiator, power points, pendant light point with ceiling rose.

BATHROOM

7' 9" x 5' 9" (2.36m x 1.75m)

Period Style Suite comprising freestanding 'Claw Foot' bath with central period style mixer taps, pedestal wash basin, low level W.C, wall mounted extractor fan, tile splash-back areas, chrome & enamel heated towel rail/radiator, ceramic chequer pattern flooring.

OUTSIDE: PARKING

Sweeping drive provides off road parking on a 'First come First Served' basis – Additional guaranteed parking courtesy of CBC permit parking 'Zone 10' @ £63 per annum (50% reduction for 'Eco Vehicles') - two permits max per household.

COMMUNAL GARDEN

Sizeable professionally tended walled garden is situated to the rear of the block. Mainly laid to large rectangle of level lawn with copious border planting plus side gate directly to Wellington Road & Pittville Park.

TENURE

Leasehold with share of the freehold.

Lease Length: Approx 968 Years (orig. 999 years from 1994)

MANAGING AGENT

Ash & Co. Managing Agents, Cheltenham

SERVICE CHARGE

Service Charge £191 per calendar month – Includes Buildings Insurance, Upkeep of Common Areas & Gardens and contribution towards future main building maintenance.

SERVICES

Mains Gas, Electricity, Water and Drainage are connected.

COUNCIL TAX

Cheltenham Borough Council - Band 'B' £1747.29 for 2024/25.

VIEWING

By prior appointment via Sam Ray Property

