



Pittville Circus Cheltenham, GL52 2PX

Offers Over £200,000



Council Tax: D



Pittville Circus

Cheltenham, GL52 2PX

Offers Over £200,000



Hunters Estate Agents are delighted to offer for sale this fabulous two double bedroom, two-bathroom luxury flat located in the ever-popular Pittville residential area, just off Cheltenham town centre, complete with off road parking, surrounding gardens and a share of the freehold.

The apartment occupies the lower ground floor and is well presented throughout with the following accommodation:

The impressive 20' living room has two large windows overlooking the grounds and is a wonderful room for entertaining or quiet nights in. There is plenty of space for arranging separate sitting and dining areas. inset is the fully fitted kitchen. The flat offers two generous double bedrooms, the main bedroom also benefitting from a modern en-suite bathroom. The second bedroom is serviced by the main bathroom just off the central hallway.

Outside, the property is surrounded by its own well tended lawns and comes with the highly sought-after allocated off road parking space.

This excellent property also benefits from being vacant with no onward chain and a long lease of 999 years, starting 24/11/2000 with 974 years remaining.

Tower House is an impressive, detached building sat at the entrance to Pittville Circus Road with easy pedestrian access to Cheltenham. Believed to have been built around 95 years ago, this fine property is a striking landmark on Cheltenham's architectural landscape, and this luxury circa 750sqft apartment is a typical example of the lovely homes within its walls.

Highly recommended with all viewings strictly by appointment only,

- **Two Double Bedroom Apartment**
- **20' Living Room**
- **Share of the Freehold**
- **Central Location**
- **Council Tax Band D | Energy Rating (EPC) D (67)**
- **Two Bathrooms**
- **Allocated Off Road Parking**
- **NO ONWARD CHAIN**
- **974 Years Remaining on the Lease**
- **Tenure: Leasehold**

Living Room
12'11" x 20'6" (3.94 x 6.27)

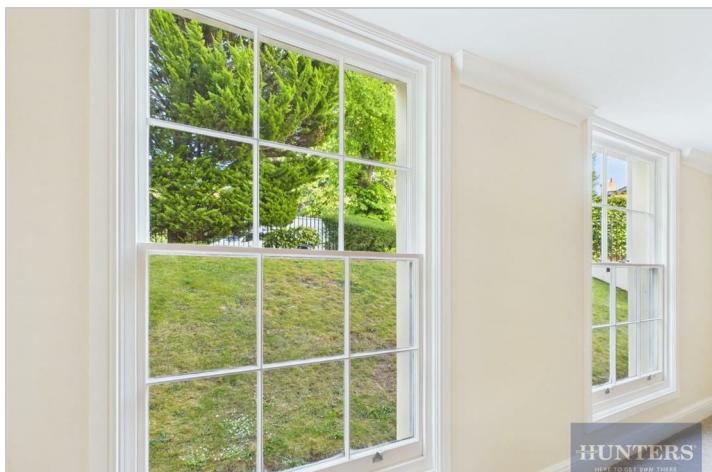
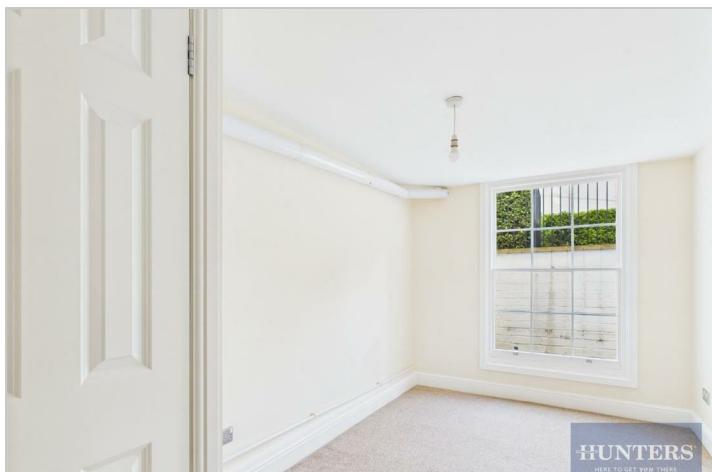
Kitchen
6'10" x 8'8" (2.10 x 2.66)

Bedroom One
10'4" x 9'10" (3.16 x 3.02)

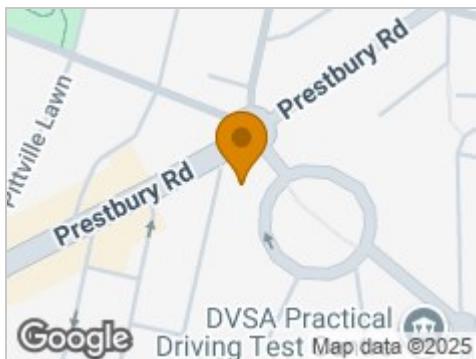
En-Suite
5'3" x 6'11" (1.62 x 2.12)

Bathroom Two
10'4" x 7'9" (3.16 x 2.38)

Bathroom
6'3" x 6'0" (1.92 x 1.84)



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.