

THE GARDEN FLAT, 3 THE POND HOUSE,
19 PITTVILLE CRESCENT, CHELTENHAM, GLOUCESTERSHIRE, GL52 2QZ

 Charles Lear



THE GARDEN FLAT, 3

A rare opportunity to purchase a spacious two-bedroom, two-bathroom garden apartment with a private courtyard and more than 1,200sq.ft. of accommodation. The apartment also offers a secure allocated parking space with car charging point within a stone's throw of Pittville Park.

DESCRIPTION

Situated on the lower ground floor of the highly sought after The Pond House in Pittville Crescent, The Garden Flat has been lovingly cared for by the present owners and offers beautifully balanced accommodation which measures in excess of 1,200sq.ft. The open plan kitchen/dining/living room, which opens onto the private courtyard, is beautifully proportioned and offers a contemporary fully fitted and integral kitchen with breakfast seating, large area for dining and a seating area with glazed double doors to the garden. The Garden Flat has two generous double bedrooms. The principal bedroom has a dual aspect, contemporary en-suite shower room and fitted wardrobes. The guest bedroom, which has double doors opening onto the private courtyard, also has fitted wardrobes and enjoys a separate bathroom across the entrance hall. Outside and to the rear of the property is a private courtyard with steps rising to the communal garden leading through to a secure gated car park. The allocated space also has a car charging point. The property is offered in excellent condition throughout and would make for an ideal lock up and leave. The Pond House offers a high degree of privacy and absolute security whilst also providing wheelchair access.





SITUATION

The Pond House stands at the junction of Pittville Crescent and Albert Road both of which are peaceful tree lined avenues. Within a short walk is the historic Pittville Pump Rooms and Pittville Park with its numerous leisure facilities along with Prestbury Park Racecourse home of national hunt racing. The High Street and Promenade are within a ten minute walk providing a very good range of shops, restaurants, cafes and wine bars along with many of the town's most highly respected schools including Cheltenham College, Cheltenham Ladies College and also Dean Close.

GENERAL INFORMATION:

Local Authority: Cheltenham BC - 01242 262626.
Council Tax Band: (E) - £2,505.11 pa. (2023/2024).

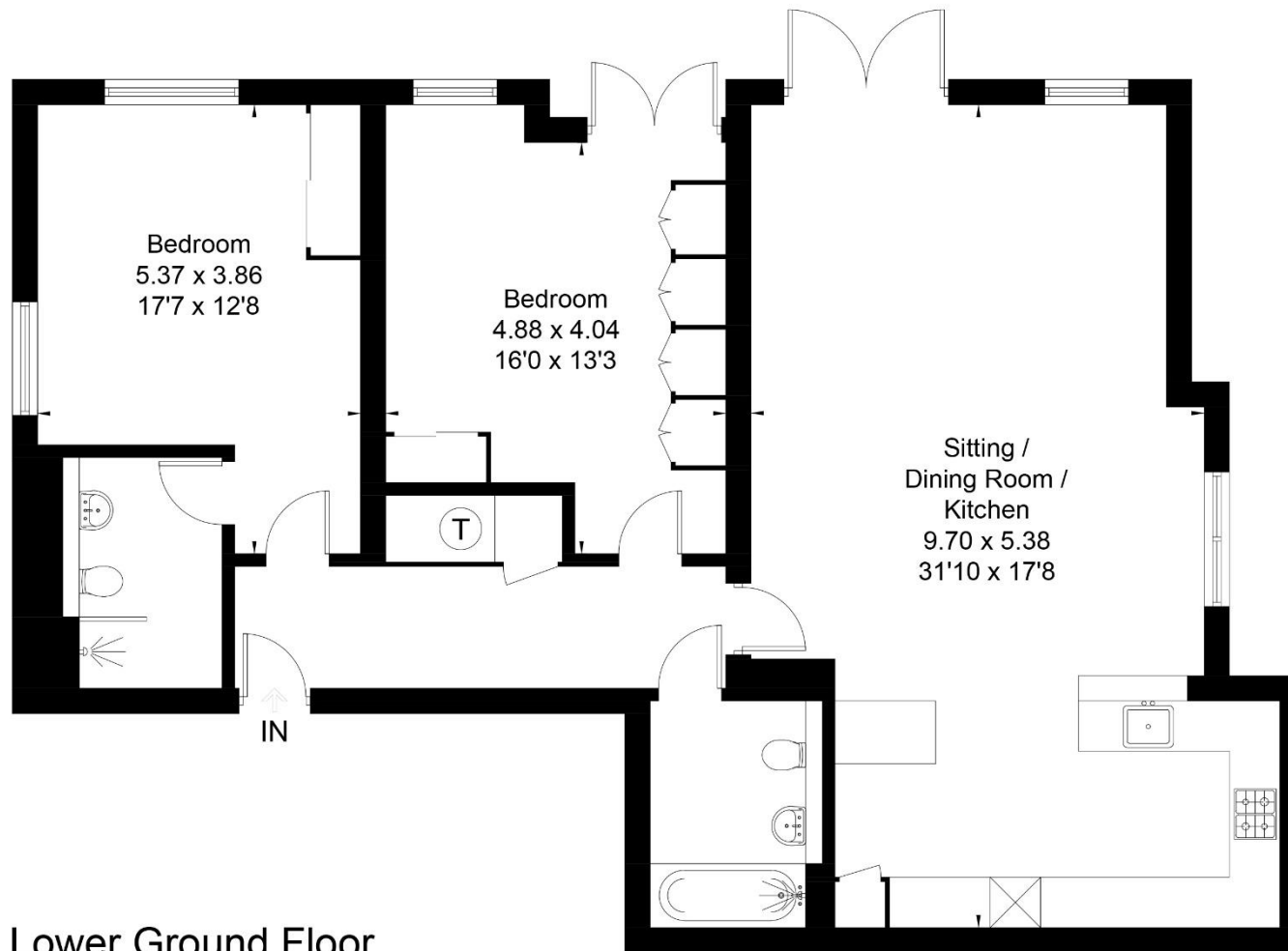
Tenure: Leasehold with 115 years remaining.
Service Charge: £2,202.12 pa..
Ground Rent: £350 pa..
Managing Agents: Young & Gilling, Cheltenham.

VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Area = 114.6 sq m / 1233 sq ft



Lower Ground Floor

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