

8 BYRON COURT, PITTVILLE CIRCUS ROAD  
CHELTENHAM, GLOUCESTERSHIRE, GL52 2GA

 Charles Lear





## 8 BYRON COURT

This imposing Regency style building stands well back from a wide tree lined avenue in beautifully manicured gardens. The flat has been newly renovated by the present owner to a high specification along with new wiring. Byron Court offers a share of the freehold, off road parking, an en-bloc garage and lift access to all floors.

- Quiet residential location but readily accessible to a variety of local amenities and schools
- Newly renovated with built in appliances and separate utility
- Generous contemporary open plan living space with bay window
- Well maintained and spacious communal gardens, off road parking as well as permit access
- Single en-bloc garaging which has been re-wired, insulated and fitted with heating
- An ideal investment, first time purchase or second home

This beautifully proportioned detached double fronted villa stands within generous and extremely well-maintained gated grounds on the edge of the historic Pittville Estate. Number 8 is located on the first floor and is approached through immaculately presented communal hallways with lift access to all floors. The apartment provides over 920sqft of living accommodation including an impressive 27ft open plan living/dining room and kitchen. The two double bedrooms are served by a newly fitted bathroom with separate shower and bath. As well as this there is a single garage which can be used for a variety of purposes given its heating and insulation. Byron Court also offers off road parking as well as permit access.







### SITUATION

Pittville Circus Road is a wide tree lined avenue located on the edge of the famous Pittville Estate. Within an enjoyable walk is the historic Pittville Pump Rooms and Pittville Park with its numerous leisure facilities along with Prestbury Park Racecourse. Nearby there is a Sainsburys Supermarket and also Berkhamstead School with the High Street and Promenade being within a ten minute walk providing a greater selection of shops, restaurants, cafes and wine bars along with many of the town's most highly respected schools and main transport links.

### GENERAL INFORMATION:

Local Authority: Cheltenham BC - 01242 262626.

Council Tax Band: (E) - £2,622.00 pa. (2024/2025).

EPC: E

Tenure: Leasehold with share of the freehold, a lease of 999 years from 1997 with service charge of £2,420 pa

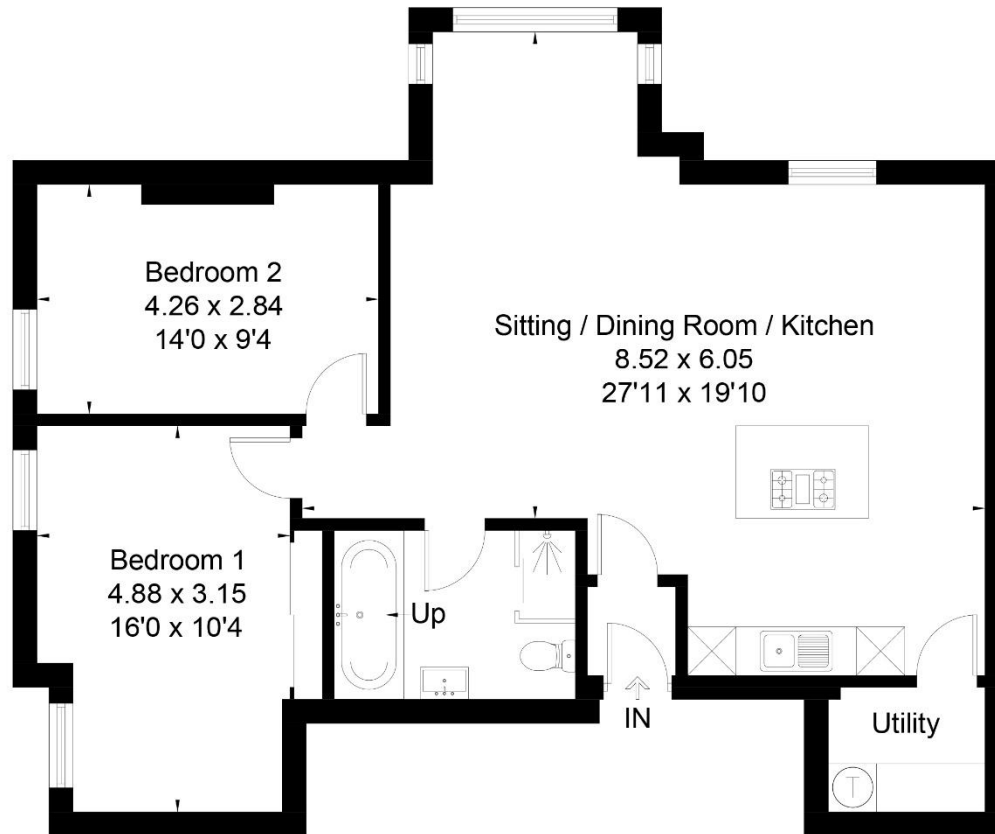
Managing Agents: Cambray Property Management, Cheltenham 01242 253830.

### VIEWINGS

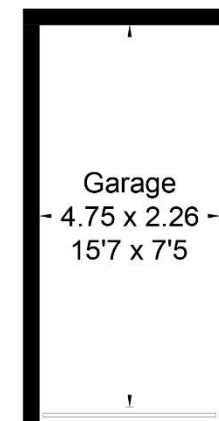
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Floor Area = 85.8 sq m / 923 sq ft  
 Garage = 10.7 sq m / 115 sq ft  
 Total = 96.5 sq m / 1038 sq ft



First Floor



(Not Shown In Actual Location / Orientation)



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