



MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



Flat 5, 41-43 Prestbury Road, Prestbury Road,
Cheltenham GL52 2PT
Guide price £269,500



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A well-presented two bedroom top floor apartment located in Pittville, within walking distance of Cheltenham Town Centre.

Situation:

Pittville is a popular residential district in Cheltenham and is home to Pittville Park, Pittville Pump Room and Cheltenham Racecourse. The property is conveniently positioned within walking distance of local amenities in the Town Centre. Prestbury Road has a small run of shops including a hair dressers, café and pub along the route to the Town Centre. Cheltenham is rich in culture and hosts festivals such as Jazz, Literature and horse racing.

Full Description:

Enjoying superb views over Cheltenham's skyline, this Grade II listed apartment has been handsomely refurbished within the last few years by the current owners. The apartment is a generous 875 square feet (approximately), it comprises two double bedrooms, a modern bathroom with shower over bath, lounge and a 20'0 x 11'9 open plan kitchen/dining room area with beautiful wood flooring.

Externally the apartment benefits from parking at the rear of the property, on a first come first served basis.

Further Information:

Tenure: Leasehold, share of the freehold

Lease Duration: 999 years from December 2017.

Service Charge: £120 per calendar month

Ground Rent: N/A

Services: Mains gas, electricity, water and drainage. Gas central heating.

Local Authority: Cheltenham Borough Council. Tel. 01242 262626


Council Tax Band: B

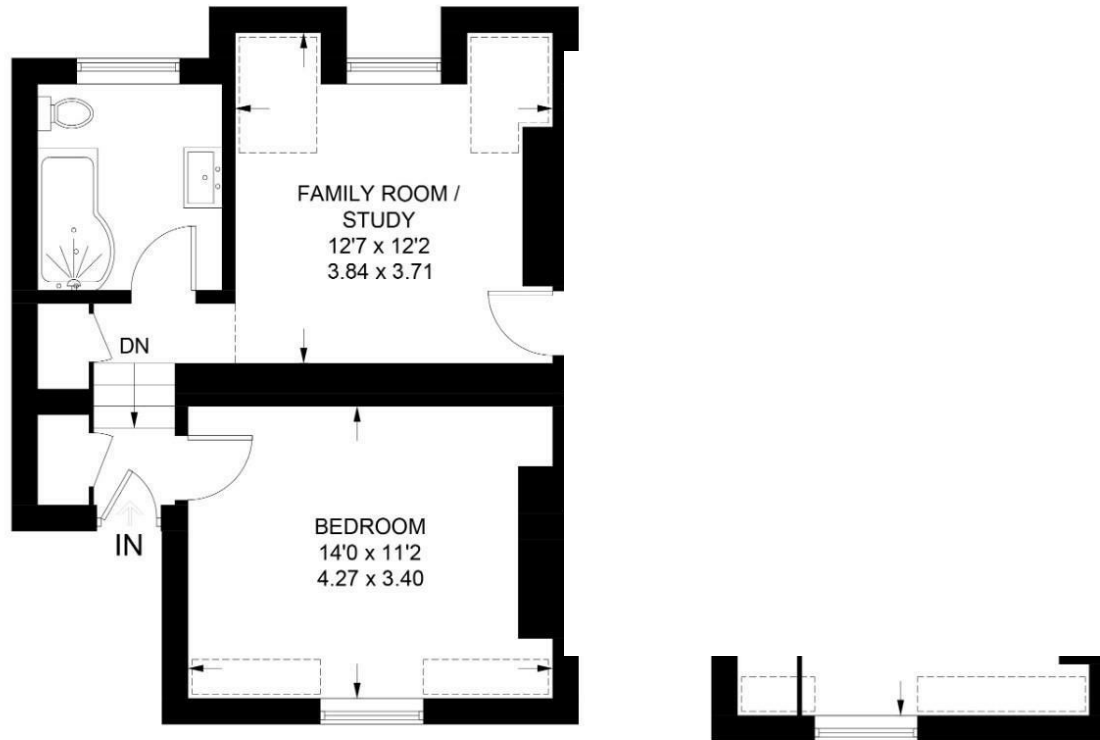


Floor Plan

Approximate Gross Internal Area = 81.3 sq m / 875 sq ft



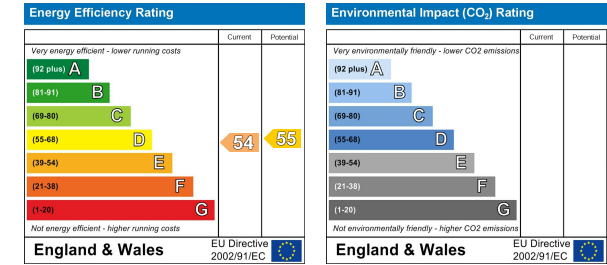
 = Reduced headroom below 1.5m / 5'0



This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Cheltenham Home Inspection © 2022

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Energy Efficiency Graph



Area Map



Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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