



17 Thoresby, Evesham Road, Pittville, Cheltenham GL52 3JW

A well-presented second (top) floor flat within this Grade II listed building close to both Pittville Park and The Racecourse. Briefly the accommodation offers 2 double bedrooms (one ensuite), modern bathroom and a large living space incorporating a modern kitchen. Allocated car parking and garage.





A well-presented top/second floor flat forming part of this Grade II listed villa located towards the northern outskirts of Cheltenham, close to both The Racecourse and Pittville Park.

The property is approached through tidy communal staircases and landings. The front door opens into a lobby with staircase leading up to the properties inner hall. To one end of the property is a triple aspect living space which incorporates a well fitted modern kitchen which has a good range of base and wall mounted units, including an island and fitted appliances. To the other end of the property are two double bedrooms one having an ensuite shower room. The main bathroom is well appointed with a modern white suite comprising bath with shower over, W.C., and basin.

Outside to the front of the building is an allocated car parking space and to the rear is a GARAGE located in a nearby block.

The property features double glazed windows and has gas fired central heating to radiators.

This fine property is being sold chain free.

Lease Details

Tenure: Leasehold with a share in the freehold.

Lease: 125 years commencing 1st October 1981

Service Charge: £1,650 per annum.

Ground Rent: £1 per annum

Managing Agent: chambray Property Management.

General

Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council.

Council Tax: Band C

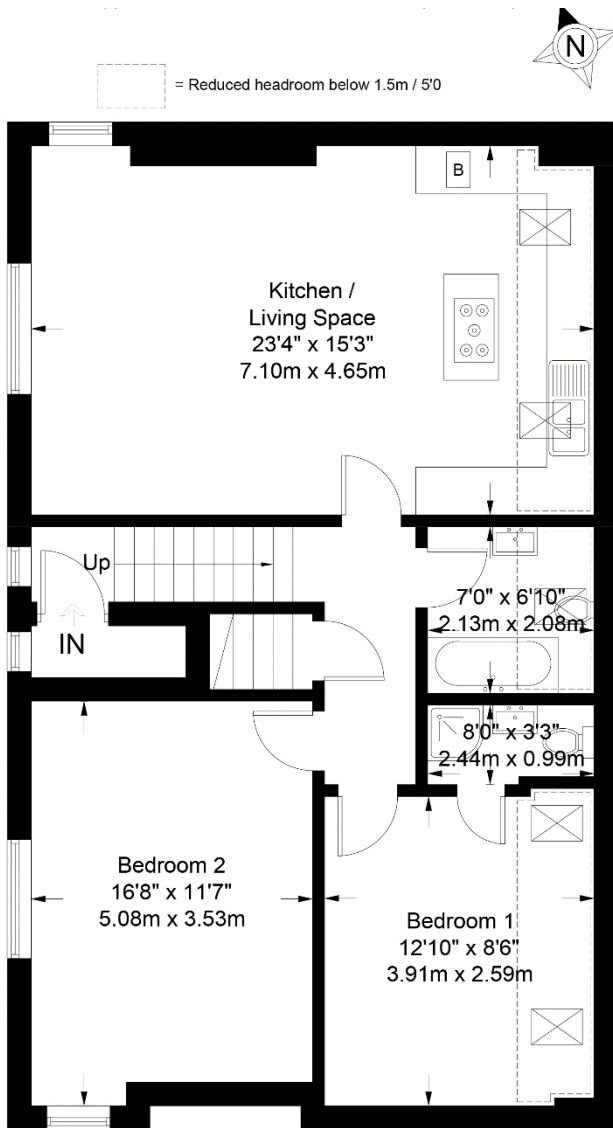
EPC: D (59/79)

Parking: One allocated car parking space and garage.

Title Number: GR91869

PLEASE NOTE: There is a concealed staircase which provides access to the building's roof for maintenance etc.





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Approximate Gross Internal Area 888 sq ft / 82.5 sq m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

readmaurice

48 Andover Road, Cheltenham GL50 2TL
Tel: 01242 241122
Email: post@readmaurice.co.uk
www.readmaurice.co.uk