



11 Tower House, Pittville Circus, Pittville, Cheltenham GL52 2PX

A superb, Grade II listed bright, light first floor flat forming part of this impressive period building overlooking Pittville Circus and within easy reach of most facilities and Pittville Park.





Front door with secure telephone entry leads to well-presented communal areas leading up to the flat.

The front door opens in a entrance hall off which are the bedrooms and the bathroom and which leads through to a spacious c.19' sitting/dining room with tall ceiling and floor to ceiling sash windows. Off the sitting room is the fitted kitchen with dishwasher, washer/dryer, fridge/freezer, oven and hob.

The master bedroom has built in wardrobes and a ensuite shower room. The second bedroom also has built in wardrobes. The main bathroom has a white suit and comprises of a basin bath and W.C.

The accommodation is well presented and features gas fired central heating to radiators.

Lease Details

Tenure: Leasehold with a share of the freehold.

Lease: 999 year lease commencing 01.01.2000.

Service Charge: £1,611.40 per annum.

Ground Rent: Peppercorn.

Managing Agents: Hunters property Management.



General

Services: All mains services are believed to be connected.

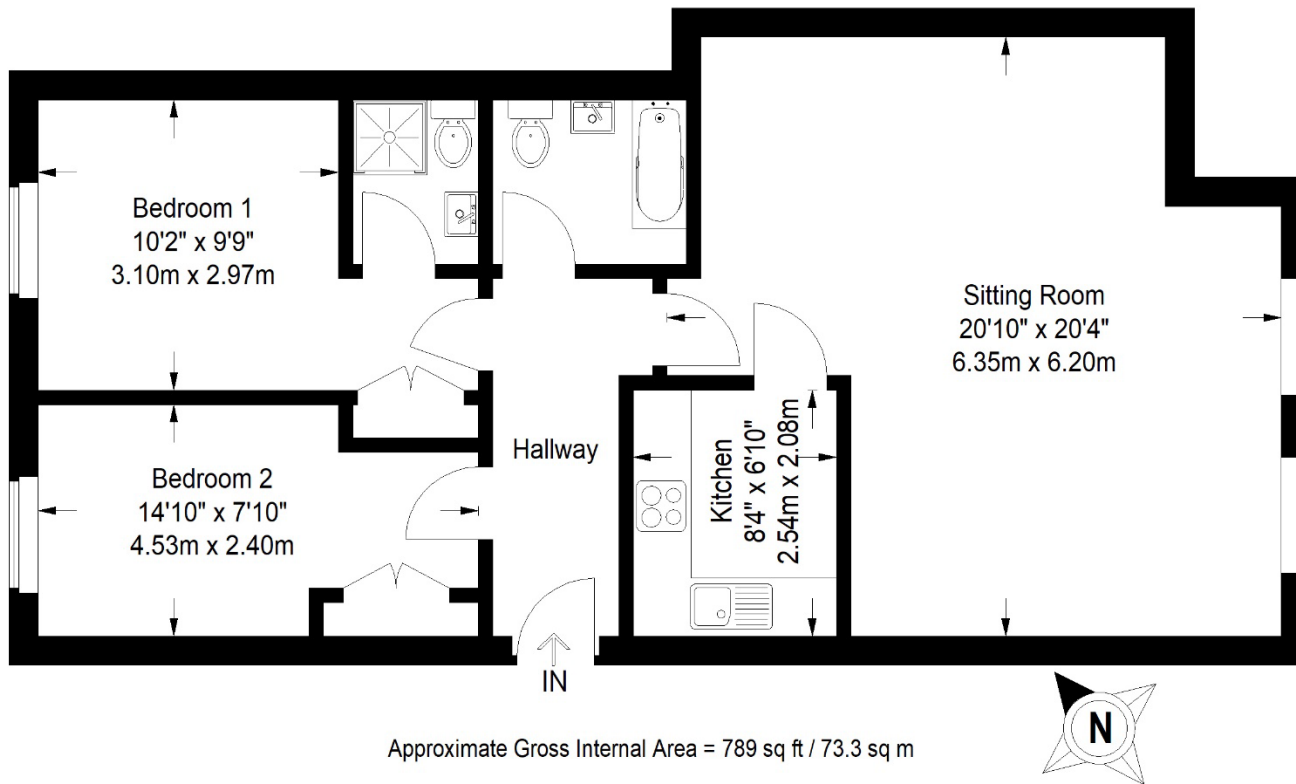
Local Authority: Cheltenham Borough Council.

Council Tax: Band D

EPC: C - 75/83

Parking: Allocated car parking space.

Title Number: GR 235412



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 Approximate Gross Internal Area 789 sq ft / 73.3 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.

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