



Apartment 3 St Martins Terrace, Clarence Square, Pittville, Cheltenham GL50 4JR

A contemporary designed duplex apartment spanning the top two floors of a stunning modern regency styled building located between Clarence and Wellington Square within the popular residential area of Pittville.





Well-presented communal staircases and landings lead to the apartment. In addition there is lift access from the private underground parking space.

Upon entry, you are greeted into a bright entrance hall which is naturally light by a atrium window. Stairs lead to the upper floor and a hallway grants access to a the spacious, open plan kitchen/living space. Two large sash windows, each allow the light to flood in. The kitchen comprises a range of modern base units under granite surfaces and wall mounted units providing ample storage space. There are integrated appliances fridge freezer, dishwasher and an AEG induction hob and oven. The kitchen also has the benefit of an peninsular work surface with further storage units. Adjacent to the kitchen area is the living room.

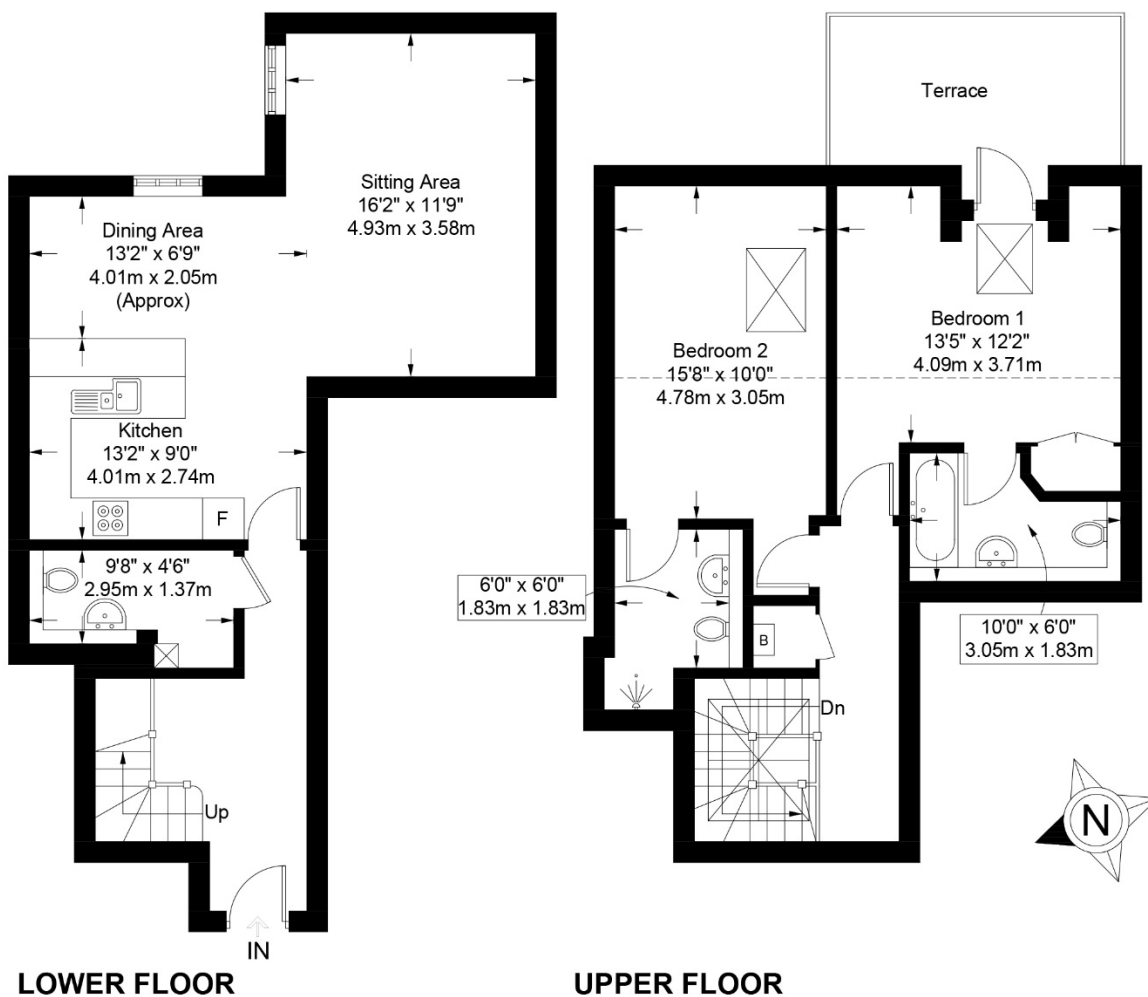
Additionally, off the entrance hall is a large utility/cloakroom with plumbing for a washing machine.

Making your way to the upper floor, you walk up a light and airy stairwell with a halfway landing and large lantern window flooding the area with natural light. The upper landing has a useful area for a small desk and provides a pleasant space to work in. The landing continues to two double bedrooms, both with ensembles and the main bedroom having access to a delightful east facing terrace with far reaching views to Cleve and Leckhampton Hill.

Externally to the rear of St Martins Terrace is a well-tended and landscaped communal garden with summer house and several sitting out areas.

A remote controlled secure gate in Wellington Road gives access to several visitor car parking spaces and provides access to the underground car park and one allocated car parking space with electric charging point.





Lease Details

Tenure: Leasehold with a share of the freehold.
 Lease: 999 year lease commencing 2015. 989 years remaining.
 Service Charge: £3,340 per annum.
 Ground Rent: Not collected.
 Managing Agents: Ash Property Management.

General

Service: All mains services are believed to be connected.
 Local Authority: Cheltenham Borough Council.
 Council Tax: Band D.
 EPC: C (73/74)
 Parking: One underground allocated car parking space.
 Title Number: GR250488

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 Approximate Gross Internal Area 1154 sq ft / 107.2 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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