



8 BERKELEY HOUSE 25 PITTVILLE LAWN, CHELTENHAM, GL52 2BE

THIS TWO BEDROOM APARTMENT FORMS PART OF A THREE-STOREY STUCCOED BUILDING WITH DISTINCTIVE ARCHITECTURAL FEATURES, INCLUDING CANTED BAY WINDOWS, A DENTIL CORNICE, AND ORNAMENTAL IRONWORK RAILINGS. IT HAS AN IMPRESSIVE SITTING ROOM AND DIRECT ACCESS TO THE COMMUNAL GARDENS.



THE PROPERTY

Accessed through an impressive vestibule leading through to the inner hall the flat is positioned on the raised ground floor. The main reception room is a spectacle with a three section bay window overlooking Wellington Road and Pittville Park. With a ceiling height of over 10' the detailed moulded ceiling and ornate plaster freeze still remains as does the inset fireplace with classic mantle and inset cast iron grate. The main bedroom has a pleasant outlook over the neatly maintained communal garden and a useful mezzanine storage area.

At the rear is the fully fitted kitchen which is afforded plenty of natural light and has space and plumbing for appliances. A glazed rear hardwood door provides direct access to the garden. The bathroom is tiled.

THE GARDEN

A major asset to this apartment is the access to the very special communal and social garden. There is ample space to entertain or enjoy a sit down. There is a defined bin area and a side gate provides access to Pittville Park which is only a stones throw away.

PARKING

There is parking available at the front of the building on a first come first served basis. For a more permanent solution Pittville Lawn lies with Zone 10. The property would be entitled to obtain 2 permits and a visitor vouchers are available through Mi Permit. The annual cost is £63.60 for the first permit and £127.35 for the second.

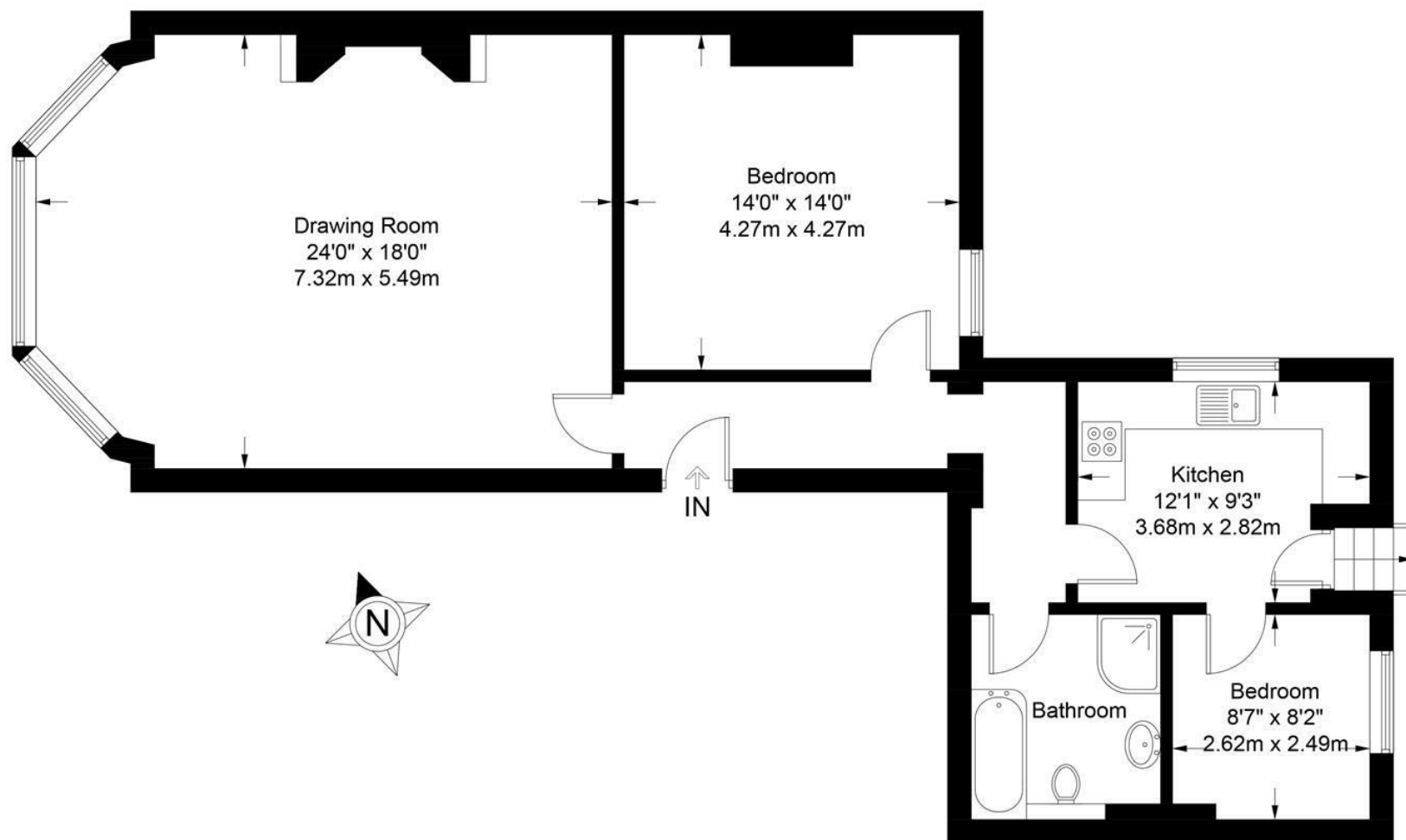
HISTORIC FACTS

Berkeley House, located at 25 Pittville Lawn in Cheltenham, is a Grade II listed building with a rich history dating back to the early 19th century. Constructed around 1833, it was designed by architect Robert Stokes as part of the development initiated by Joseph Pitt between 1825 and 1842. The architectural layout of the area was planned by John Forbes, and Berkeley House was originally known as 2 Segrave Villas. . In 1834, the property was sold to Corbett Holland for £2,180. Holland was a Cheltenham magistrate who later became a Deputy Lieutenant of Gloucestershire.

Today, Berkeley House stands as a testament to Cheltenham's architectural heritage and the town's historical connections to the influential Berkeley family.







Approximate Gross Internal Area = 89.3 sq m / 961 sq ft

Illustration for identification purposes only, measurements are approximate and are not to scale.
Please check all details before making any decisions reliant upon them.
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Tenure: Leasehold with a share of freehold
Freeholder: Seagrave Villas Management Company Ltd
Lease: 999 years from 25 March 1994
Service Charge: £201.47
Ground Rent: £0
Managing Agents: Ash & Co

EPC: E
Council Tax: D
Area: 961.00 sq ft
Property Ref: 19357656

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

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