



MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



Flat 11, The Pond House, Pittville Crescent,
Cheltenham GL52 2QZ
Guide Price £415,000



**Flat 11, The Pond House,
Pittville Crescent,
Cheltenham GL52 2QZ**

Introducing a stunning and contemporary Penthouse situated within the ever popular Pittville. This is a rare opportunity to purchase one of eleven exclusive apartments.

Full Description

Upon entry, an inviting hallway guides you past the two bedrooms into the spacious open living, kitchen and dining room. The kitchen boasts integrated appliances giving an overall luxurious and sophisticated ambience.

Both bedrooms are generous in size with the master bedroom featuring an en-suite and built in wardrobe, and the main bathroom designed for complete relaxation.

A wrap around balcony is accessible from the living room or bedroom, with far reaching views over Cheltenham and to the countryside beyond. A superb space for entertaining and seamlessly flowing from the reception space.

Pittville and it's Park is a renowned location and steeped in history. With origins from circa 1825, it is the largest ornamental park in Cheltenham. Conveniently located within walking distance from the town centre, yet a tranquil area with beautiful walks nearby. This luxurious space is certainly worth viewing!





Further Information

Cheltenham is famed as one of the most complete Regency towns in England, offering Michelin starred restaurants, numerous bars, stylish shops and salons aplenty. Cheltenham also offers a thriving cultural scene that includes two concert halls and three theatres. There are a number of festivals hosted in Cheltenham through the year, such as the festivals of literature, science, food and drink and music, and Cheltenham is noted for its superb schools and amenities.

Tenure: Leasehold

Lease Duration: 126 years from 1st January 2013

Service Charge: £1535.85 per annum (from 1st January 2025), reviewed yearly.

Ground Rent: £350.00 per annum.

Management Company: Cambray Property Management. Young & Gilling

Parking - 1 x Offroad Allocated

No Pets

No Airbnb

Services: Mains electricity, gas, water, and drainage.

Council Tax Band: E

Local Authority: Cheltenham Borough Council. Tel. 01242 26 26 26



The Pond House

Approximate Gross Internal Area = 67.6 sq m / 728 sq ft
(Excluding Communal Landing)

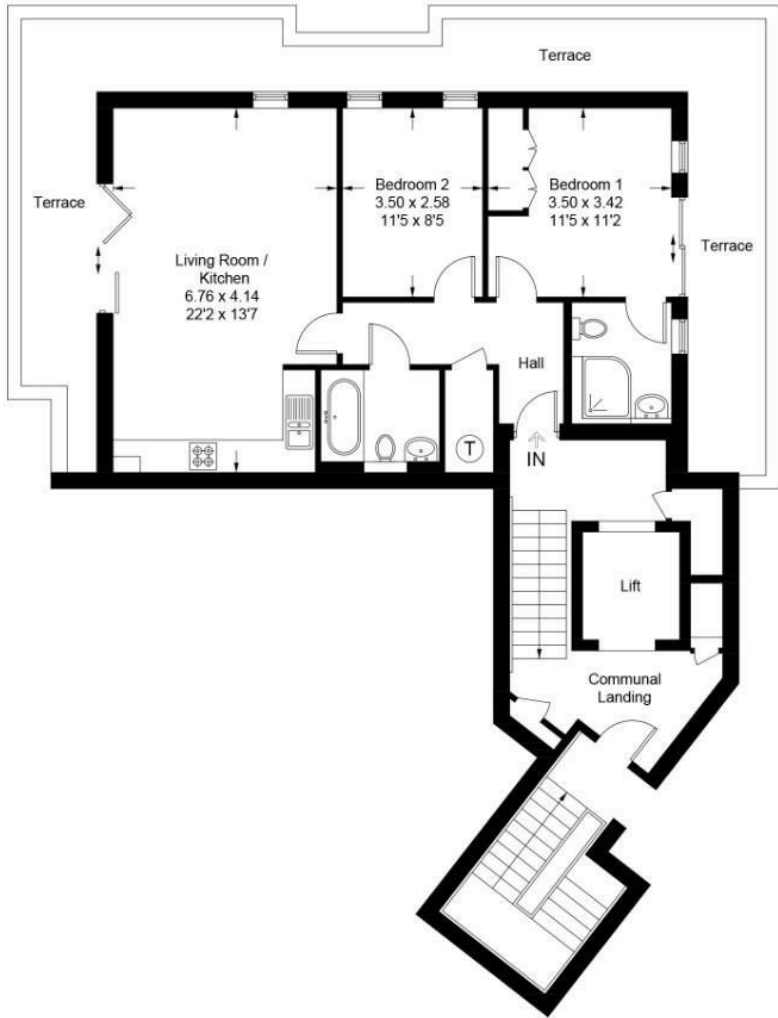
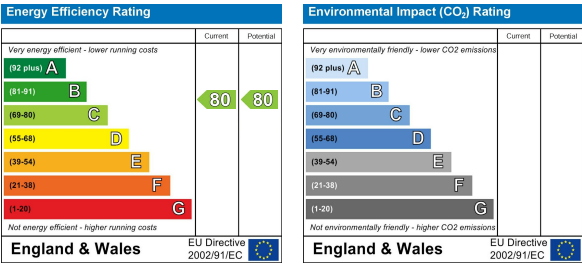


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Energy Efficiency Graph



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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