



PETER BALL & CO.
ESTATE AGENTS

PITTVILLE CIRCUS ROAD, PITTVILLE, CHELTENHAM GL52 2GD

£297,500

- Renovated Apartment
- Third Floor
- Three Double Bedrooms
- South Facing Balcony
- Garage & Parking
- Communal Gardens
- Lots Of Storage
- NO ONWARD CHAIN

PROPERTY DESCRIPTION

A very well presented and recently refurbished third floor apartment located in the sought after Pittville area of Cheltenham. The accommodation is available with no onward chain and comprises; entrance hall, living/dining room with access to the south facing balcony overlooking the garden to the front. The kitchen is fitted with a modern range of wall and base level units with a built-in electric oven and halogen hob. All three bedrooms are doubles with built-in wardrobes. The bathroom is fitted with a modern white suite. Outside the property to the front is a communal garden and off road parking and to the rear is a single en bloc garage. Further benefits include passenger lift, underfloor heating and uPVC double glazing.



SITUATION

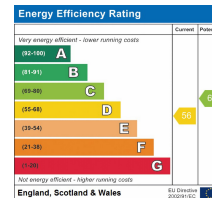
Pittville is one of the most sought after residential areas of Cheltenham known for its public parks, tree lined residential streets, Regency terraces and later period architecture. The area lies to the north of the town centre which is easily accessible on foot, and is close to the famous Racecourse and Pittville Park. The bustling and prosperous town centre offers a variety of excellent High Street shops, Specialist boutiques, Pubs, Clubs and Restaurants. It is host to many festivals including Music, Art and literature and, of course the National Hunt Festival, which brings the Town alive every March. Magnificent Regency architecture and a wonderful heritage make Cheltenham a town of enviable charm.

DIRECTIONS

Leave Cheltenham town centre via Hewlett Road and at the mini roundabout take the third exit off into the continuation of Hewlett Road. Take the third turning left into Pittville Circus Road and Star Court can be found on the right hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council. Tax Band C.
Tenure - Leasehold. 999 year lease from 1965.
Service charge - approximately £1,750.00 per annum to include ground rent and buildings insurance.
CMG Leasehold Management.



Viewing by appointment with your local office of

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Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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This plan is not to scale. For guidance purposes only.
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