



35 Homespring House Pittville Circus Road, Cheltenham, GL52 2QB

£85,000

CHOSEN
ESTATE AGENTS

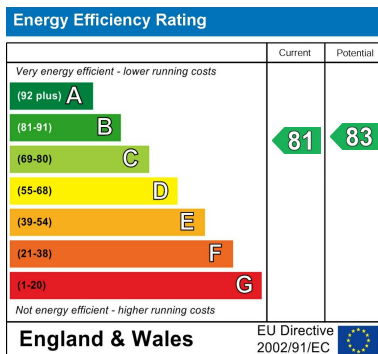
THE PROPERTY

Set within an elegant period building dating back to the 1840s, this beautifully located first floor apartment offers generous accommodation exclusively for the over 55s. Surrounded by well-maintained communal gardens and picturesque grounds, the property combines the character of a bygone era with the comfort and practicality of modern retirement living.

This spacious apartment is filled with natural light and offers a well-proportioned layout, including a bright and welcoming living room, separate kitchen, two comfortable bedrooms, a shower room, and a wide hallway with useful storage. While the property would benefit from some cosmetic modernisation, it presents a wonderful opportunity to personalise and create a warm and inviting home in a truly special setting.

Residents of this highly regarded development enjoy access to a range of thoughtfully designed communal facilities, including a cosy sitting room for socialising, on-site laundry amenities, and a guest suite available for visiting friends or family. The peaceful gardens are beautifully landscaped and provide the perfect setting for quiet walks, reading, or enjoying time with neighbours.

Additional benefits include off-road parking for both residents and guests, secure entry, and a friendly, community-focused atmosphere that offers the best of independent living with the reassurance of a supportive environment.



- First floor apartment
- Generously sized living space filled with natural light
- Two spacious bedrooms and separate kitchen
- Beautifully maintained communal gardens and grounds
- Off-road parking for residents and visitors
- Communal facilities available
- EPC Rating - B81
- Council Tax Band - C

Agents Note

Leasehold

EPC Rating: B81

Cheltenham Borough Council Band: C

Mains Electric and Water are connected.

Fibre Broadband is available in the area.

Flood Risk

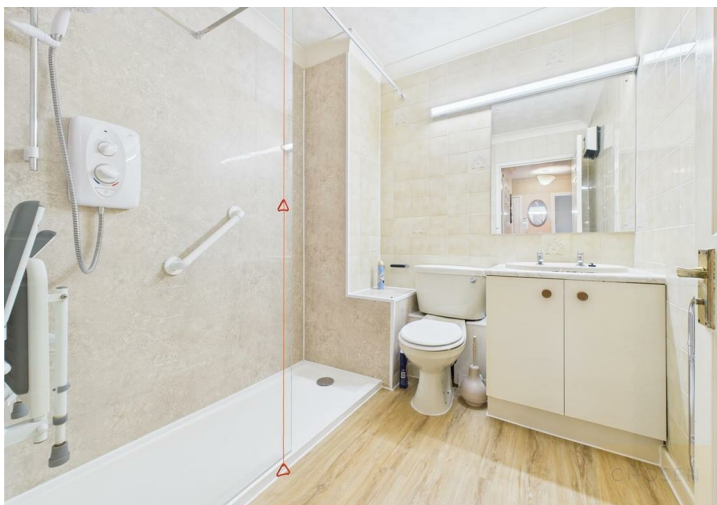
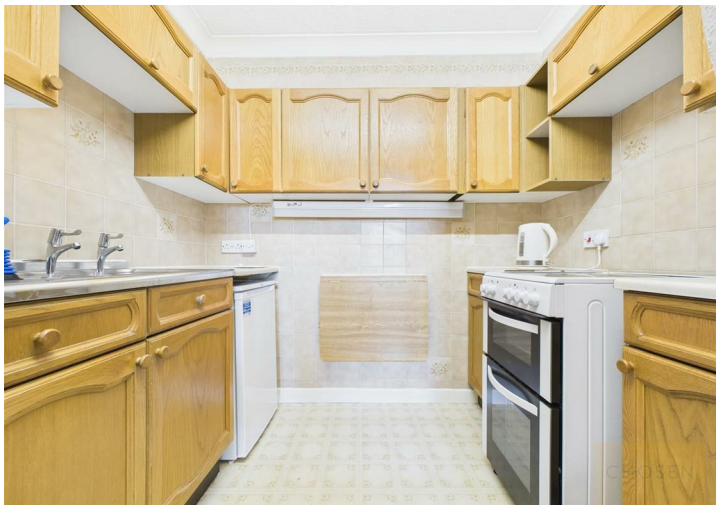
Rivers & Seas: Very Low

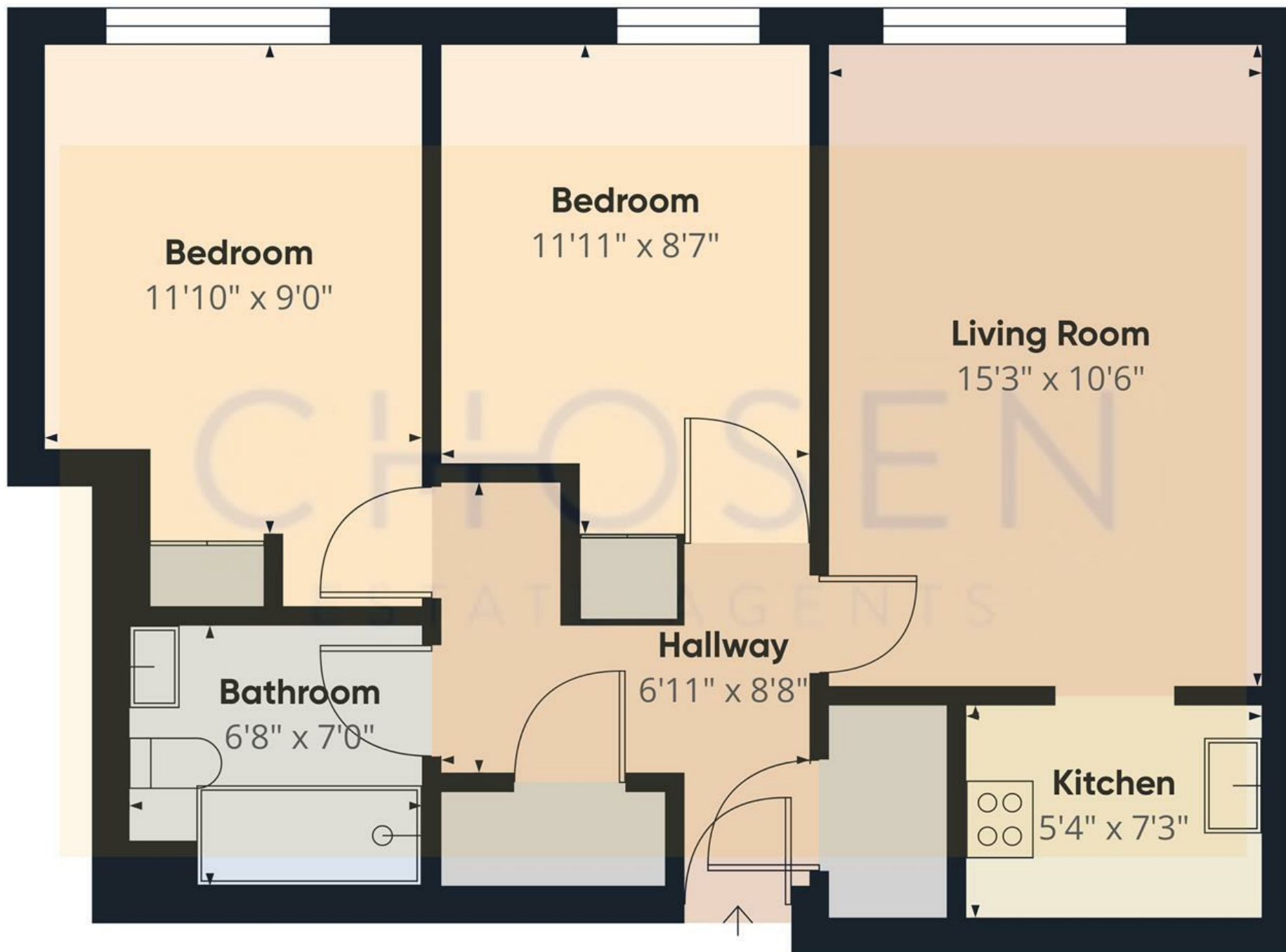
Surface Water: Very Low

Service Charges: £3547.76 per year

Ground Rent: Approx. £540 per year

Lease Length 99 years from 1987





Approximate total area⁽¹⁾
548 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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