

CR COOK Residential

01242 500 259
www.cookresidential.co.uk



- NO ONWARD CHAIN
- TWO GENEROUS BEDROOMS
- SPACIOUS KITCHEN DINER
- UPPER GROUND FLOOR
- COMMUNAL GARDENS
- TWO ALLOCATED PARKING SPACES



Guide Price £345,000

Clarence Road

Pittville

GL52 2BB

Clarence Road, Pittville, GL52 2BB

Cook Residential are pleased to bring to the market this beautiful two-bedroom mid floor apartment located within easy walking distance of Cheltenham town centre.

Situated in the beautiful Grade II listed building of Ellenborough House the property has an enviable location.

Tastefully decorated throughout the property comprises a welcoming entrance hall which leads through to the living room, two bedrooms a family bathroom and kitchen / dining room and a storage facility across the communal hallway.

The spacious living room benefits from lots of light stemming from the two Georgian sash windows as well as a feature fireplace.

The kitchen & dining area has space for a washer / dryer and dishwasher.

The fitted kitchen also benefits from fitted wall mounted units and overhead cupboard space as well as wooden flooring and a feature fireplace.

The large double bedroom has fitted shelving and front aspect windows.

The second bedroom is also a good size and would be ideal as a guest bedroom and or office space.

The bathroom is well designed to include a full-sized bath and a separate walk-in shower unit. Externally there is a welcoming brick arched walkway with potted plants and vaulted storage cupboard.



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There are also two allocated parking spaces, communal regularly maintained garden with well screened lawn and patio area.

In close proximity to local amenities, Cheltenham Town centre and the wonderful green area of Pittville Park. Served by excellent transport links this property is the ideal two-bedroom residence.

Tenure: Share of Freehold

Service Charge: £1,824 Per Annum

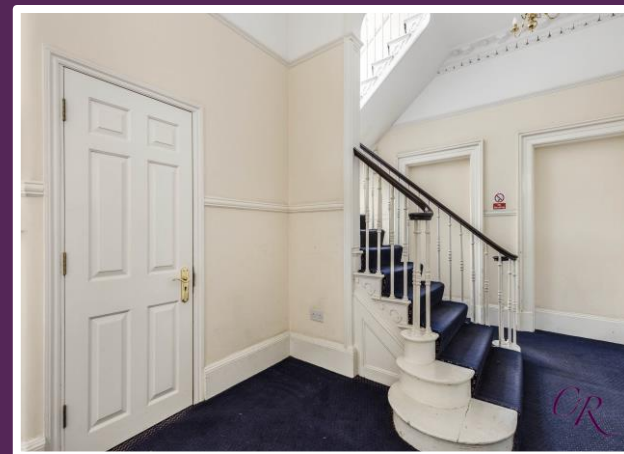
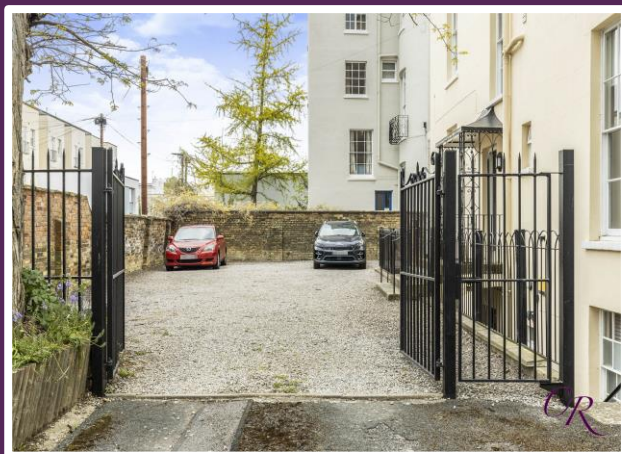
Service Charge Review Period: Annually

Buildings Insurance: £700 per annum

Council Tax Band: A

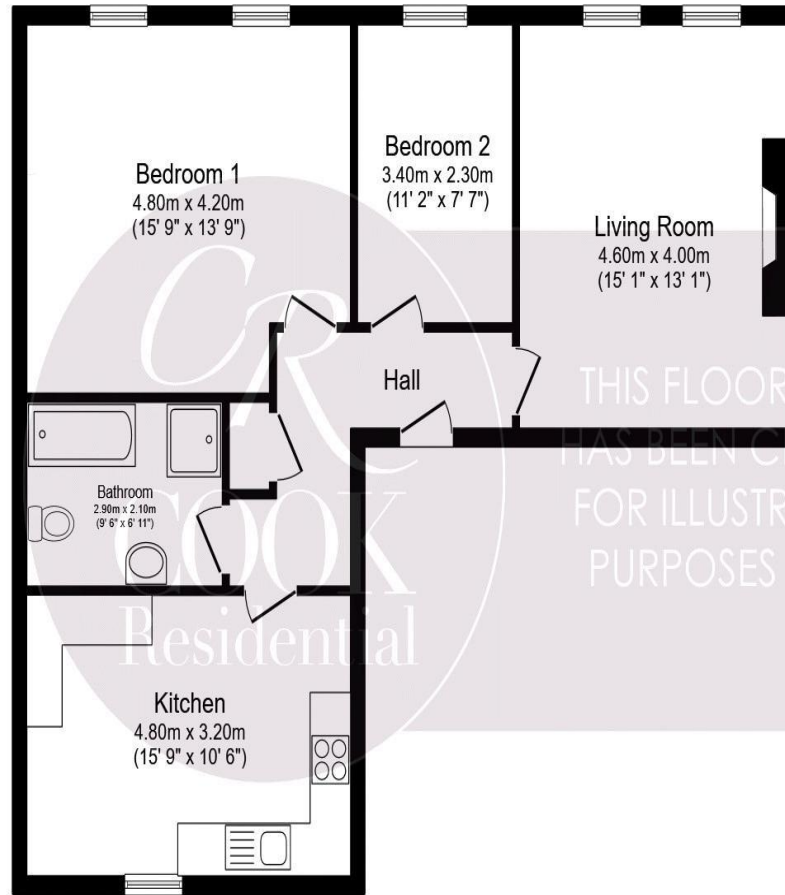
All information regarding the property details, including a position on Freehold, will be confirmed between the seller and purchaser solicitors.

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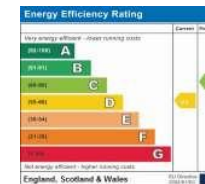


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THIS FLOOR PLAN
HAS BEEN CREATED
FOR ILLUSTRATION
PURPOSES ONLY

Floor Plan



Outbuilding

Total floor area 79.9 m² (860 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com