

CR COOK Residential

01242 500 259

www.cookresidential.co.uk



- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- TOP FLOOR APARTMENT
- CLOSE TO PITTVILLE PARK
- ATTRACTIVE COMMUNAL GARDENS
- ALLOCATED CARPORT WITH ATTACHED STORAGE SHED

Guide Price £225,000

Hillcourt Road

Pittville

GL52 3JU

Hillcourt Road, Pittville, GL52 3JU

Cook Residential are pleased to present to market a well-presented top floor apartment close to Pittville Park, Cheltenham Racecourse, and local amenities.

The accommodation comprises a communal entrance, two double bedrooms, a bathroom, a kitchen, living room and dining room.

The property is accessed via a communal entrance with stairs up to the apartment. The hallway has neutral carpeting that flows into most of the apartment's accommodation. There is a wall-mounted entry phone and a built-in storage cupboard housing the boiler.

The living room offers dual aspects allowing lots of natural light and views across to the hills beyond. There is ample space for both living and dining furniture.

The kitchen offers views out to the front of the property. There is tiled effect flooring and a range of fitted cream wall and base units with granite effect worktops, tiled splash backs and an inset stainless-steel sink with a mixer tap over. Integrated appliances include a gas hob with oven below, a fridge-freezer and additional under-counter space for a free-standing washing machine and tumble drier.

Two double bedrooms to the rear of the apartment both benefit from built-in wardrobes and offer ample space for bedroom furniture. The bathroom completes the accommodation and benefits from a white suite comprising a bath with a recently replaced electric shower over and folding shower screen, a basin, and a low-level WC. Outside, are attractive communal gardens to enjoy, and the apartment has one allocated carport space with an attached storage shed.

The property further benefits from gas central heating, double glazing.

Elm Court is a well-maintained and quiet setting, with most apartments being owner-occupied.



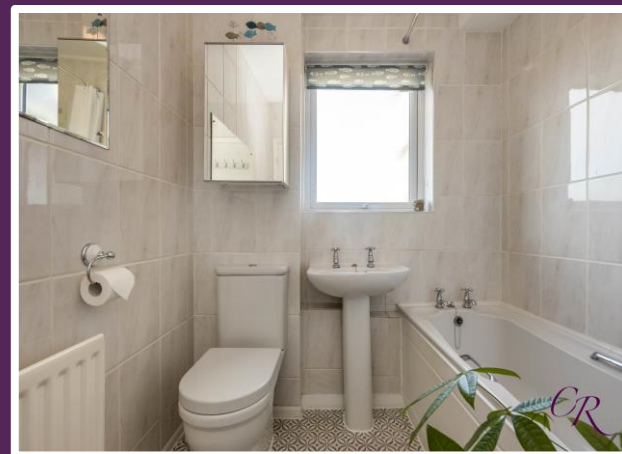
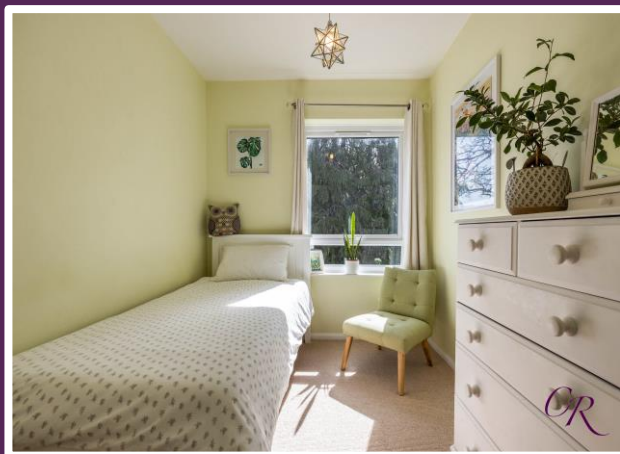
Passionate About Property...

Tenure- Leasehold with A Share of Freehold
Length Of Lease Remaining-957 Years
Service Charge Per Annum- £1200
Management Company – Self-Run by Residents
Council Tax Band - C

Pittville is located on the Northside of Cheltenham and is famed for its beautiful regency buildings and the popular Pittville Park. Situated a short distance from the town centre, Pittville secondary school and good local primary schools. The Leisure Centre offers a range of sporting activities, including a swimming pool, and opposite the Prince of Wales Stadium is the home venue for Cheltenham Harriers Athletics Club.

All information regarding the property details, including its position on Leasehold and Freehold, will be confirmed between vendor and purchaser solicitors.

Passionate About Property...

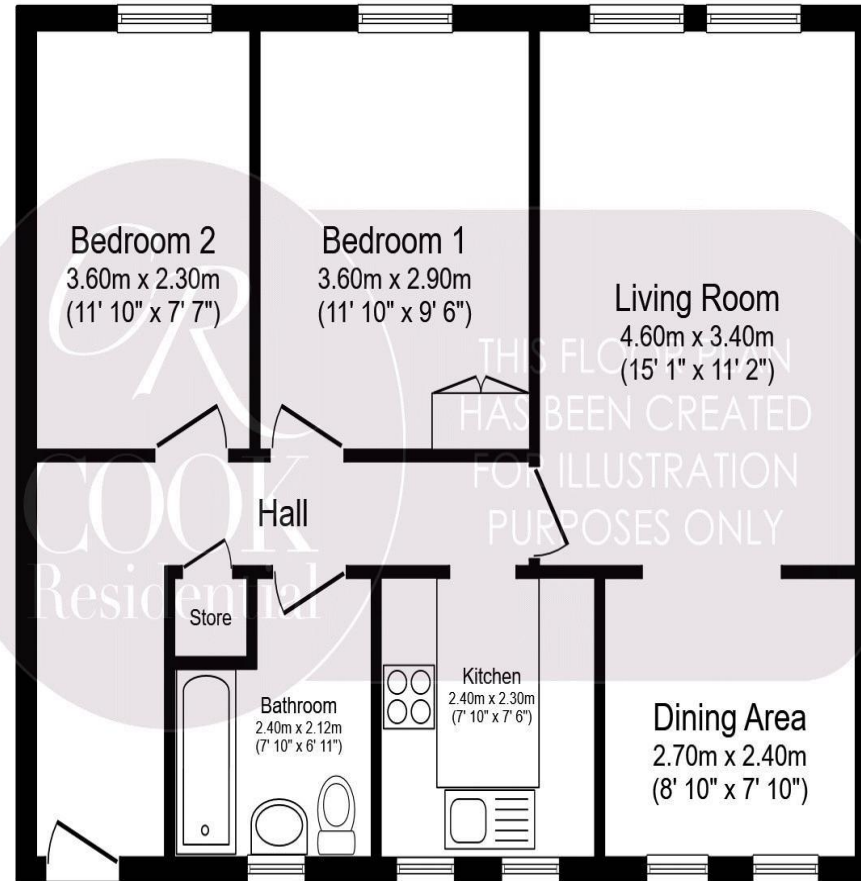


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Energy Efficiency Rating	
Energy efficiency class (based on energy costs)	Current (Proposed)
A (91-100)	
B (81-90)	
C (71-80)	
D (61-70)	
E (51-60)	
F (41-50)	
G (31-40)	



Total floor area 78.5 m² (845 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