

CR COOK Residential

01242 500 259

www.cookresidential.co.uk



- NO ONWARD CHAIN
- TWO BEDROOM APARTMENT
- TOWN CENTRE LOCATION
- BEAUTIFULLY PRESENTED
- COMMUNAL GARDENS AND BALCONIES
- ALLOCATED PARKING SPACE AND GARAGE

Guide Price £300,000

Ellingham Court

Pittville Lawn

Cheltenham

GL52 2BW

Ellingham Court, Pittville Lawn, Cheltenham, GL52 2BW

Cook Residential is delighted to present this fantastic two-bedroom top floor apartment, located in the highly sought-after area of Pittville, right on the park's doorstep. This well-presented, light, and bright apartment offers an open plan kitchen/living room, stylish bedrooms, and a shared balcony with stunning views. With no onward chain, it's ready for its next owners to move in and enjoy.

Upon entering, you are welcomed by a bright and airy living space that combines comfort and style.

Living Room: The living room is open plan with the kitchen, featuring a charming brick feature fireplace wall, neutral decor, and carpeting. Large dual aspect windows flood the room with natural light, creating a warm and inviting atmosphere.

Kitchen: The kitchen, part of the open plan living space, is equipped with wooden wall and base units and wooden countertops. It includes a built-in oven and hob with an extractor fan and offers space for a washing machine. The design ensures ample storage and functionality while maintaining a modern aesthetic.

Master Bedroom: The neutrally decorated master bedroom is spacious and features carpeting and built-in storage. There is ample room for a double bed and additional furnishings, making it a comfortable and restful retreat.

Second Bedroom: The second bedroom is also a good-sized double room, neutrally decorated and carpeted, perfect for guests, a child's room, or a home office.

Bathroom: The family bathroom is stylishly finished with a three-piece suite, including a shower over the bath and a heated towel rail, providing a modern and practical space.

Balcony: A shared balcony, accessible to this apartment and one other, offers great views over the gardens and out to the park, providing a perfect spot to relax and enjoy the outdoors.

Passionate About Property...



Parking and Garage and Shed: The property includes one allocated parking space and a garage for additional storage as well as a shed in the grounds, adding convenience and value. A viewing is advised to fully appreciate the space and location on offer.

Tenure: Leasehold

Council Tax Band: B

Lease Length: 900+ Years

Service Charge: £1,680 S

Service Charge Review Period: Annually

Ground Rent: Included in the service charge

Ground Rent Review Period: Annually

Pittville offers a prime location with easy access to Pittville Park and the town centre. The area is known for its beautiful Regency architecture, excellent local amenities, and a variety of shops, eateries, and cultural attractions, making it a highly desirable place to live.

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

All measurements are approximate and for guidance purposes only.


Passionate About Property...

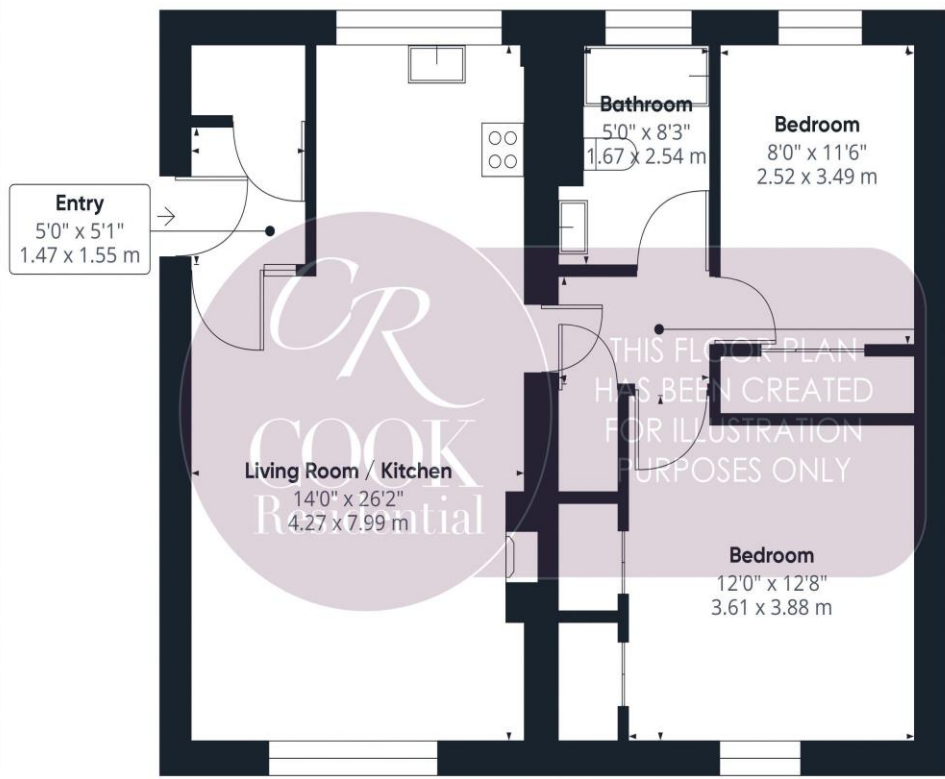


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THIS FLOOR PLAN
HAS BEEN CREATED
FOR ILLUSTRATION
PURPOSES ONLY

Approximate total area[#]
728.61 ft²
67.69 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		