

CR COOK Residential

01242 500 259
www.cookresidential.co.uk



- NO ONWARD CHAIN
- GRADE II LISTED BUILDING
- PRIVATE ENTRANCE
- COMMUNAL GARDENS
- EN BLOC GARAGE
- ALLOCATED PARKING

Offers in Excess of £180,000

Evesham Road

Pittville

Cheltenham

GL52 3JW

Evesham Road, Pittville, Cheltenham, GL52 3JW

Cook Residential is delighted to present this charming one-bedroom apartment within easy reach of Pittville Park. Set within the substantial Grade II listed Thoresby building, this unique property boasts retained character features, boasting its own private entrance, and the convenience of a single garage and allocated off-road parking space. Offered with no onward chain, this home is ready for its next owners to enjoy.

Living/Dining Room: The spacious living/dining room features a high ceiling and a pair of sash windows, providing a bright and airy atmosphere.

Kitchen: Adjacent to the living/dining room, the fitted kitchen offers a good range of built-in storage units and integrated appliances, perfect for efficient and convenient meal preparation.

Bedroom: The generous double bedroom boasts carpeted flooring and sash windows.

Garage and Parking: The property includes an en bloc single garage with an up-and-over door and an allocated off-road parking space for one car, ensuring secure and convenient parking.

Agents Note: The registered lease grants the exclusive right to access the garage and car parking space

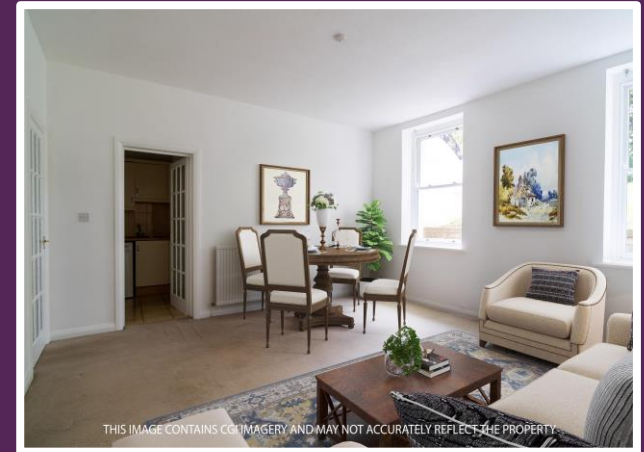
Communal Gardens: The well-maintained communal gardens provide a beautiful and peaceful setting, enhancing the property's overall appeal.

Tenure: Leasehold with a Share of Freehold

Length of Lease: 82 Years currently but is in the process of being extended

Service Charge: £1650 Annually

Service Charge Review Period: Annually



Passionate About Property...

Ground Rent: £0

Council Tax Band: B

Agents Note: We have become aware that there is a Section 20 in place for the repair of a dividing wall. However, the levy has been paid by the vendor.

Cheltenham offers easy access to the A40 and M5 motorway. The town itself is a beautiful Regency Spa, famous for its festivals, and boasts a variety of local and high street shops, eateries, bars, and art galleries, all attracting visitors from far and wide.

A viewing is advised to fully appreciate the space and character this unique property has to offer. Contact Cook Residential today to arrange your viewing.

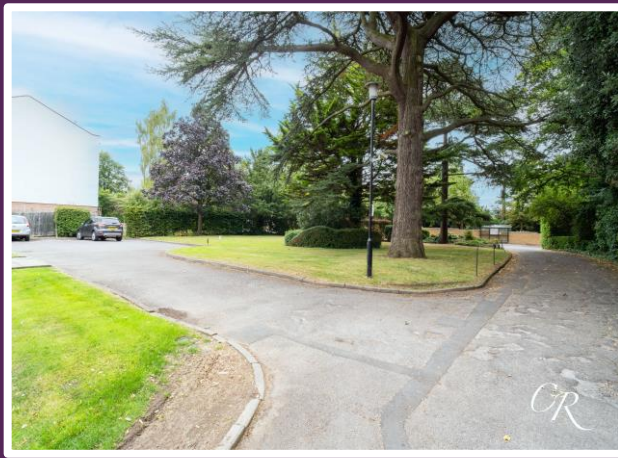
All information regarding the property details, including its position on the Share of Freehold, is to be confirmed between vendor and purchaser solicitors.

All measurements are approximate and for guidance purposes only.

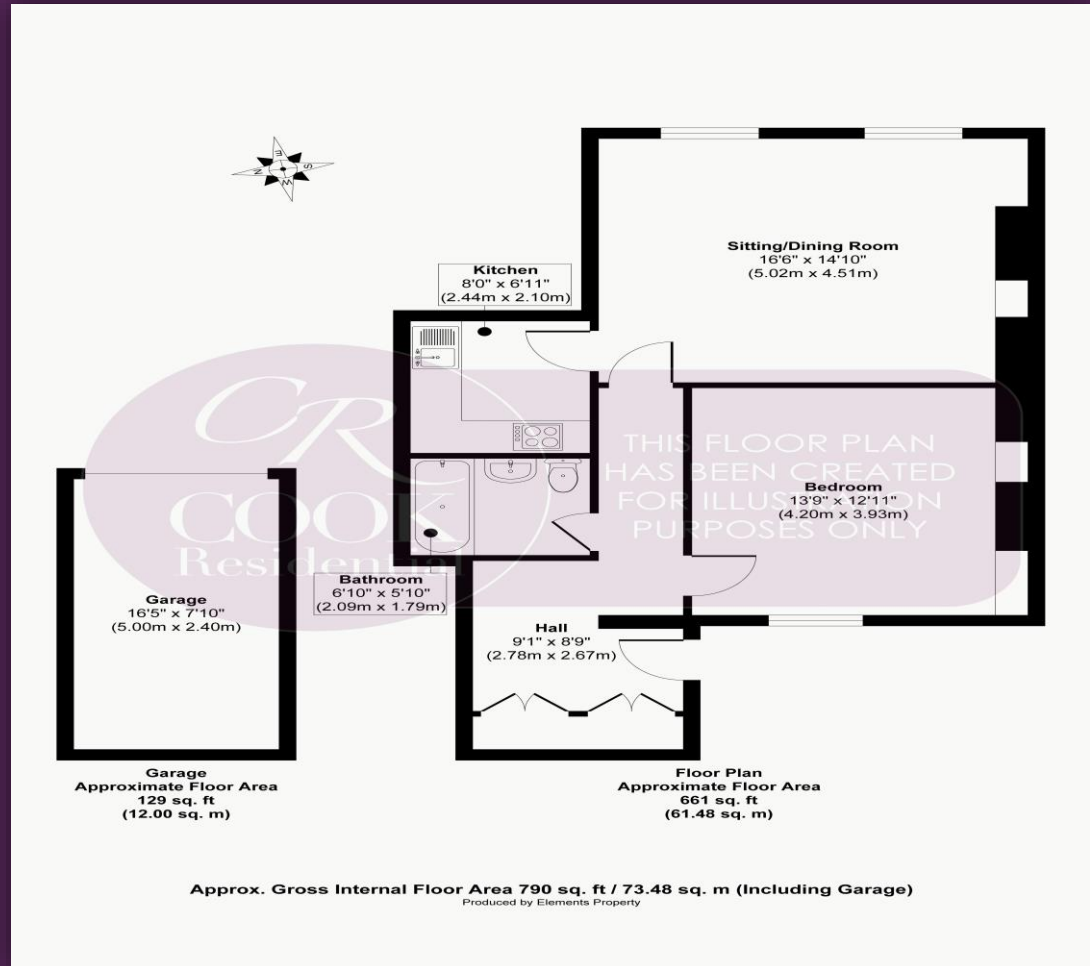
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			