

# CR COOK Residential

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- NO ONWARD CHAIN
- DESIRABLE LOCATION
- TWO BEDROOMS
- RECENTLY REFURBISHED THROUGHOUT
- WELL MAINTAINED COMMUNAL AREAS
- PRIVATE SECURE UNDERCROFT PARKING

Offers in Excess of £260,000

**Pittville Crescent**

**Pittville**

**Cheltenham**

**GL52 2QZ**

# Pittville Crescent, Pittville, Cheltenham, GL52 2QZ

Cook Residential is thrilled to present this beautifully refurbished two-bedroom basement flat, perfect for first-time buyers or professionals. Located in the prestigious Pittville area, this property offers a blend of modern living with the charm of a historic setting. The apartment, previously used as a rental investment, has been meticulously updated throughout and is ready for its next owners to move in and enjoy. With spacious rooms, stylish finishes, and undercroft parking, this is not an opportunity to be missed.

**Entrance Hallway:** Upon entering, you're welcomed into a bright and spacious hallway with stunning wooden flooring that runs throughout the property. The hallway is equipped with a wall-mounted entrance phone, providing added security, and two double storage cupboards, ideal for keeping your living space clutter-free.

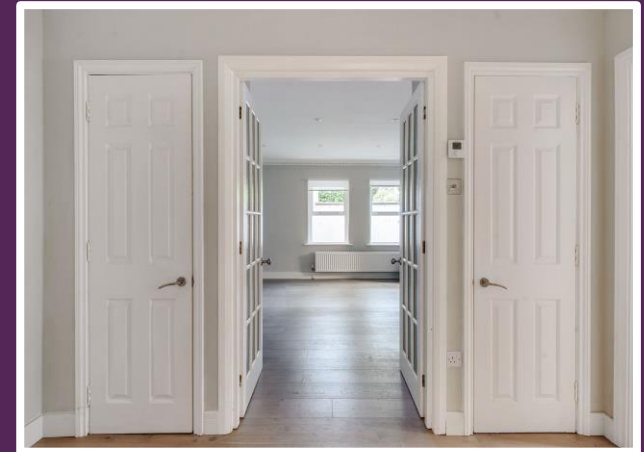
**Sitting Room:** The good-sized sitting room is accessed through elegant French double doors from the hallway. This room boasts generous windows that flood the space with natural light, complementing the warm wooden flooring. It's a perfect space for relaxation or entertaining guests.

**Kitchen:** The newly fitted kitchen continues the theme of modern elegance. It features white wood wall and base units paired with marble effect countertops. The kitchen is well-equipped with a built-in dishwasher, oven, and cooker hood, with additional space for a washing machine and undercounter fridge. The mixer sink and sleek design make this a functional and stylish area for cooking and dining.

**Bedroom 1:** The master bedroom is a spacious double room with built-in wardrobes or storage cupboards. Like the rest of the property, it features wooden flooring and benefits from ample natural light, creating a serene and comfortable retreat.

**Bedroom 2:** The second bedroom, also featuring wooden flooring, is a versatile space that could serve as a guest room, home office, or additional bedroom. Large windows ensure the room is bright and welcoming.

**Bathroom:** The bathroom is beautifully appointed with a three-piece suite, including a shower over the bath. The walls are part tiled, and the flooring is fully tiled, adding to the room's polished and contemporary feel.



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**Parking:** This apartment benefits from one undercroft allocated parking space, providing secure and convenient parking.

**Additional Features:** The property includes gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

**Tenure:** Leasehold with a Share of Freehold

**Lease Length:** Approx. 962 Years

**Annual Service Charge:** £1500.00

**Service Charge Review Period:** Annually

**Council Tax:** Band B

A viewing is highly recommended to fully appreciate the quality and space this property has to offer.

Situated in the sought-after area of Pittville, this property is just a short distance from Cheltenham's town centre and is close to excellent local schools, including Pittville Secondary School. The area is renowned for its beautiful regency buildings and the expansive Pittville Park. The nearby Leisure Centre offers various sporting activities, including a swimming pool, and the Prince of Wales Stadium is home to Cheltenham Harriers Athletics Club.

All information regarding the property details, including its position on Leasehold and Share of Freehold, must be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

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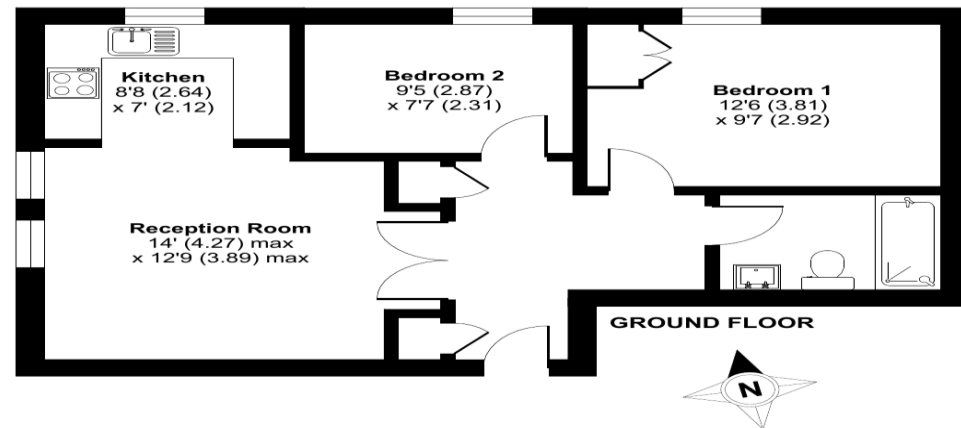
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## Pittville Crescent, Cheltenham, GL52

Approximate Area = 578 sq ft / 53.7 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cook Residential. REF: 1174167