

**CR**  
**COOK**  
Residential

01242 500 259

[www.cookresidential.co.uk](http://www.cookresidential.co.uk)



- OFFERED WITH NO ONWARD CHAIN
- GRADE II LISTED BUILDING
- TWO DOUBLE BEDROOMS
- COMMUNAL GARDEN
- INCREDIBLE SURROUNDING VIEWS
- OFF ROAD PARKING

Guide Price £325,000

**Pittville Circus**

**Pittville**

**GL52 2PX**

# Pittville Circus, Pittville, Cheltenham, GL52 2PX

Cook Residential is delighted to bring to market this beautifully presented two-bedroom, top-floor flat located in a Grade II Listed Building in the highly desirable area of Pittville Circus, Cheltenham. This charming flat offers a unique blend of period character and modern convenience, boasting feature vaulted ceilings, spacious living areas, and the benefit of No Onward Chain. This property offers an excellent opportunity for those seeking elegant living in one of Cheltenham's most sought-after locations.

**Hallway:** Upon entering the property, you are greeted by a welcoming hallway that provides access to all main living areas. The hallway is carpeted and benefits from ample storage space, helping to maintain the flat's uncluttered and airy feel.

**Sitting Room:** The spacious sitting room provides a warm and welcoming environment, enhanced by a feature fireplace and vaulted ceilings that add to the grandeur of the space. This rear-aspect room is bathed in natural light from the large window and offers ample room for both relaxing and dining.

**Kitchen:** The kitchen enjoys a rear aspect with three windows, providing plenty of light and views over the communal gardens and surrounding hills. It has wooden wall and base units, grey countertops, and a fitted oven with a gas hob. There is space for a dishwasher, fridge-freezer, and washing machine, offering practical modern living.

**Bedroom One:** This generously sized, carpeted double bedroom also features a large rear window, filling the room with light. A dedicated dressing room provides additional storage space and leads into a luxurious ensuite bathroom.

**Ensuite Bathroom:** The spacious ensuite boasts a standalone bath, perfect for unwinding, as well as a walk-in shower, WC, and washbasin. The walls are partially tiled, and the flooring complements the modern, stylish décor.

**Bedroom Two:** The second bedroom is another well-sized double room with carpeting and a side-aspect window.

**Shower Room:** Conveniently located off the second bedroom, the space is modern and practical with a walk-in shower, WC, and washbasin.



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**Outdoor Space:** The property benefits from access to beautifully maintained communal gardens, providing a peaceful retreat. There is also an allocated parking space, a rare find in such a central location.

This stunning top-floor flat in Pittville Circus offers both period charm and contemporary features, making it the ideal home for those seeking stylish living in a central location. A viewing is highly recommended to appreciate the space and character this property has to offer.

**Tenure:** Leasehold

**Lease Length:** 976 Years

**Service Charge:** £1548 Per Annum

**Service Charge Review Period:** Annually

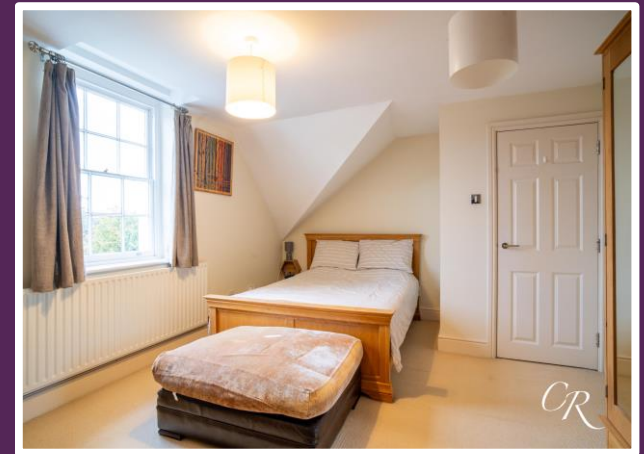
**Ground Rent:** Included within the service charge

**Council Tax Band:** D

Pittville Circus is one of Cheltenham's most prestigious areas, offering easy access to Pittville Park, local shops, restaurants, and excellent transport links. Cheltenham is renowned for its Regency architecture, green spaces, and world-famous festivals, offering an ideal mix of culture and convenience and for its vibrant town centre, rich with shops, restaurants, and cultural events. Conveniently situated for access to the M5 and Cheltenham Spa Station, this property is perfectly positioned for commuters and those who enjoy easy access to local amenities.

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.

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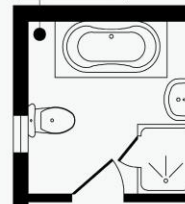
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**En-suite**  
10'0" x 7'4"  
(3.04m x 2.23m)



**Dressing Room**  
7'4" x 4'9"  
(2.23m x 1.45m)

**Bedroom**  
16'3" x 12'5"  
(4.95m x 3.78m)

**Bedroom**  
11'10" x 9'9"  
(3.60m x 2.97m)

**Kitchen**  
9'11" x 7'10"  
(3.03m x 2.38m)

**Hall**  
8'6" x 8'6"  
(2.58m x 2.58m)

**Shower Room**  
6'5" x 4'6"  
(1.96m x 1.38m)

**Sitting Room**  
16'8" x 16'7"  
(5.08m x 5.05m)

THIS FLOOR PLAN  
HAS BEEN CREATED  
FOR INFORMATION  
PURPOSES ONLY

Floor Plan

Approx. Gross Internal Floor Area 955 sq. ft / 88.80 sq. m  
Produced by Elements Property