



East Approach Drive, Pittville, GL52 3JE

Guide Price £170,000





## East Approach Drive

Pittville, GL52 3JE

A beautifully presented one-bedroom apartment forms part of an elegant and well-maintained period building, ideally positioned within the highly sought-after Pittville area. No onward chain.

Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

- No Onward Chain
- Share Of Freehold With 956-Year Lease Remaining
- Open-Plan Kitchen/Sitting/Dining Room With Period Features
- Location Close To Pittville Park & Pump Rooms
- Well-Maintained Communal Gardens
- Allocated Off-Road Parking Space





This beautifully presented one-bedroom apartment forms part of an elegant and well-maintained period building, ideally positioned within the highly sought-after Pittville area of Cheltenham. The property offers a wonderful blend of character and modern living, with high ceilings, generous proportions and access to a large communal garden, all within walking distance of Pittville Park and the Pump Rooms.

**Entrance Hall:** A welcoming entrance hall providing access to the main accommodation, with space for coats and shoes and a useful built-in storage cupboard, creating a practical yet tidy introduction to the home.

**Kitchen/Sitting/Dining Room:** A particularly impressive open-plan living space, enjoying excellent natural light from a large window and enhanced by high ceilings and attractive period detailing. The sitting area centres around a charming feature fireplace, adding warmth and character, while offering ample space for comfortable seating. The dining area is positioned perfectly by the window, creating an ideal spot for everyday dining or entertaining. The kitchen is fitted with a range of modern wall and base units, complemented by work surfaces and integrated appliances, providing a functional and stylish cooking space.

**Bedroom:** A well-proportioned double bedroom, offering a calm and neutral setting with space for furnishings. The room also benefits from a built-in wardrobe, maximising storage and practicality.

**Bathroom:** A well-appointed bathroom fitted with a bath with shower over, wash hand basin and WC. The room is finished with contemporary tiling, giving a clean and modern feel.

**Communal Areas:** The property is accessed via a well-kept communal hallway with period features and a staircase rising to the apartment. Residents also benefit from access to a generous communal garden, mainly laid to lawn with mature planting, providing a pleasant outdoor space to enjoy.

**Parking:** The property benefits from one allocated parking space within the residents' car park.

#### **Additional Details:**

**Tenure:** Share of Freehold.

**Lease:** Approximately 956 years remaining

**Service Charge:** £1,800 per annum

**Council Tax Band:** A

**Please note:** We have been informed by the vendor that pets are permitted, however you should seek clarification on this with your solicitor.

#### **No Onward Chain**

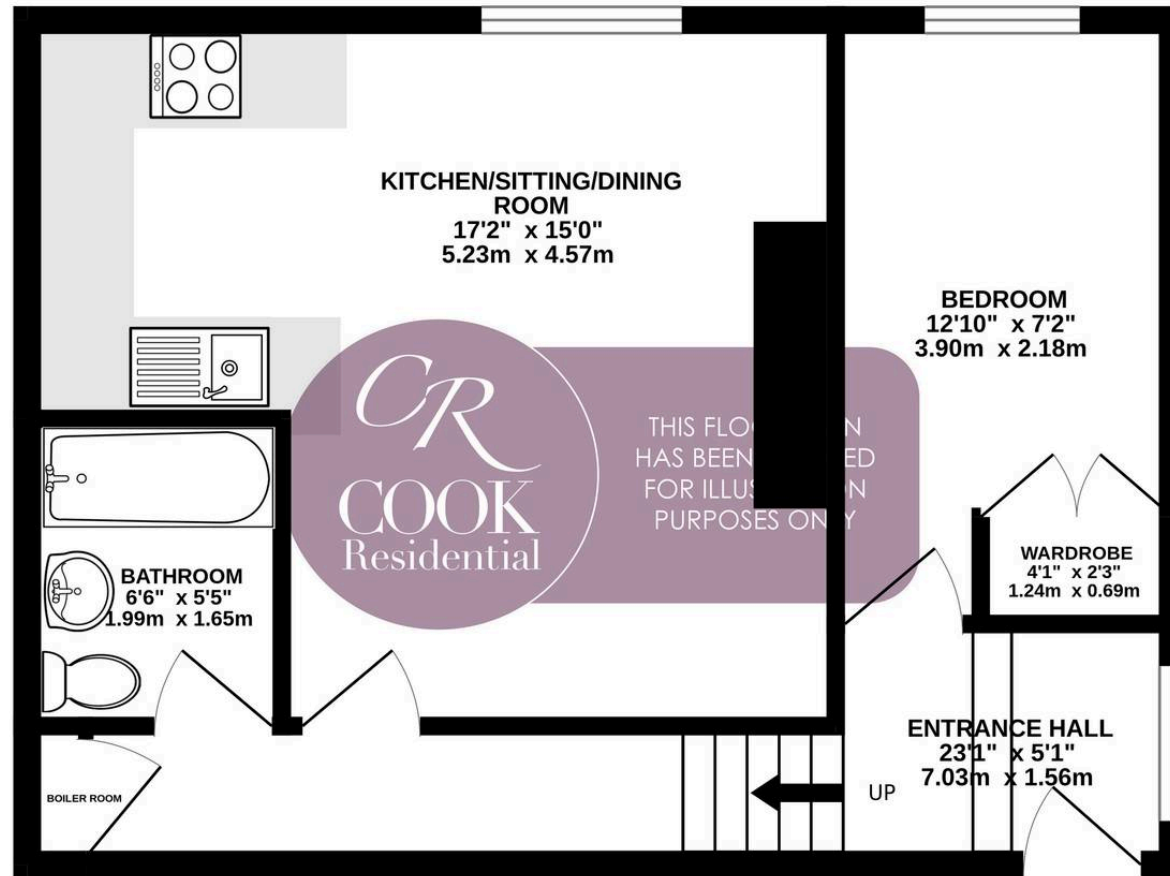
**Location:** Pittville is one of Cheltenham's most desirable locations, known for its elegant architecture and proximity to Pittville Park and the historic Pump Rooms. The area offers a range of local amenities, scenic walks and easy access to the town centre, making it ideal for both professionals and downsizers seeking convenience and lifestyle.

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# GROUND FLOOR

426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 426 sq.ft. (39.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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