

# Flat 10, The Pond House, 19 Pittville Crescent, Cheltenham

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# A truly spectacular penthouse apartment occupying the entirety of the top floor of this impressive contemporary building.

## Summary of accommodation

**Penthouse** Entrance hall | Reception room | Kitchen/Dining room | Two bedrooms  
En-suite | Bathroom

**Outside** Terrace and communal gardens

## Description

This rarely available penthouse apartment is a stunning example of modern living, part of an exclusive development of just 11 self-contained units built to the highest standards by Mizen Homes in 2014. The building spans four floors, all accessible by stairs and a lift. Occupying the entire top floor, Apartment 10 offers breath-taking 360-degree views, particularly towards Cleeve Hill. The property has been meticulously maintained, featuring a recently upgraded kitchen and is a genuinely exceptional opportunity.

The penthouse offers nearly 1,400 sq. ft. of living space in an intimate development set within mature gardens, just minutes from Pittville Park and the historic Pump Rooms.

Key features include: A stunning open-plan living area with two sitting areas, a newly upgraded luxury kitchen, and a spacious dining area, all leading to a sun terrace.

Two large double bedrooms, including a luxurious principal suite, and a guest bathroom.

Two allocated parking spaces and access to well-established communal gardens.



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## Location

The Pond House is situated at the corner of Pittville Crescent and Albert Road, both tranquil, tree-lined avenues. Just a short stroll away are the historic Pittville Pump Rooms and Pittville Park, offering a variety of leisure activities, as well as Prestbury Park Racecourse, the home of national hunt racing. The High Street and Promenade are within a ten-minute walk, providing an excellent selection of shops, restaurants, cafés, and wine bars. The area is also home to some of the town's most esteemed schools, including Cheltenham College, Cheltenham Ladies' College, and Dean Close.

## Property Information

**Services** All mains services are connected to the property.

**Local Authority & Council Tax Band** Cheltenham Borough Council 01242 262626

Tax Band B

**Tenure** Leasehold | 118 years remaining

**Service Charge** £2640 per annum

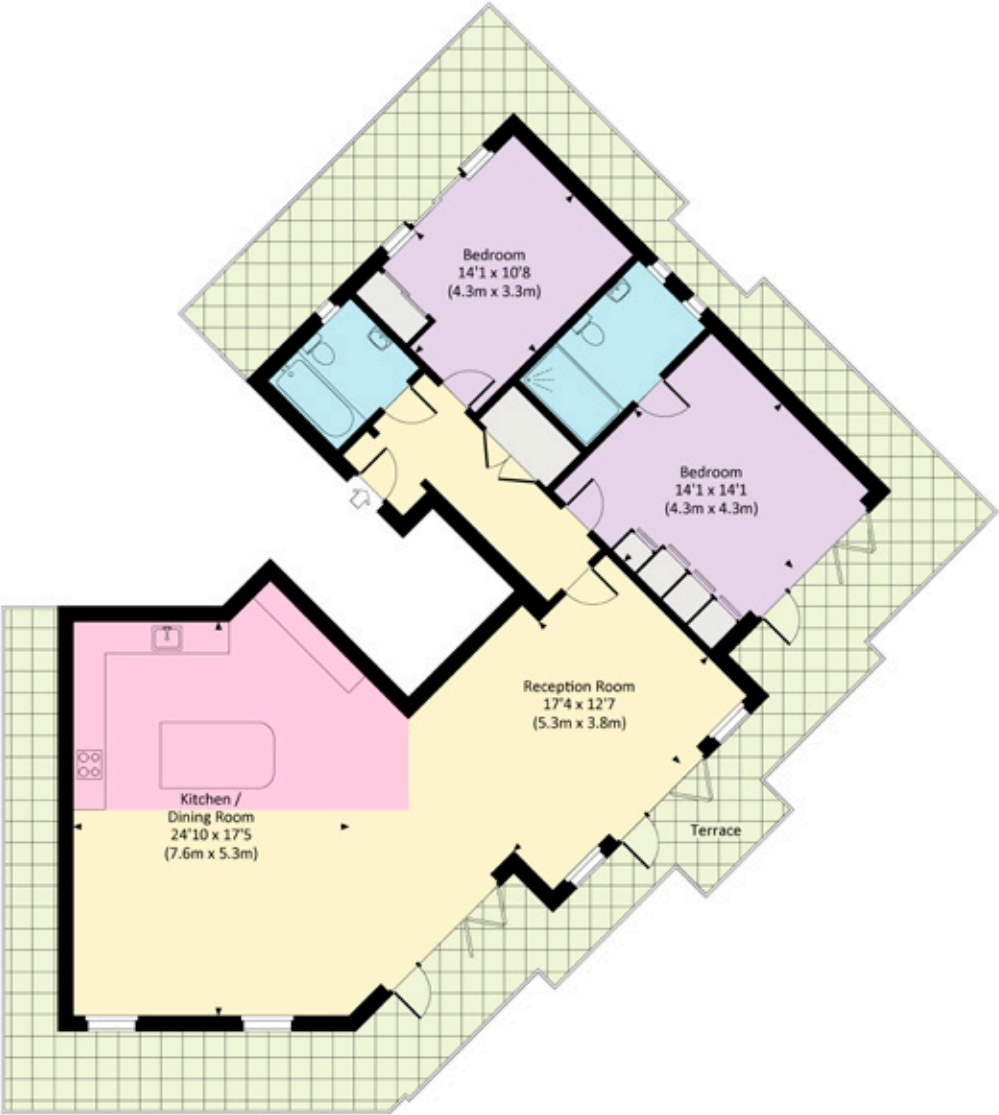
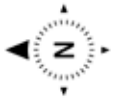




**Approximate Gross Internal Floor Area**

**Total Area: 130.7 sq.m / 1,407 sq.ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Particulars dated August 2024. Photographs and videos dated August 2024.

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