



Pittville House Wellington Road, Cheltenham, GL52 2AE

Guide Price £190,000





## Pittville House Wellington Road

Cheltenham, GL52 2AE

Occupying an attractive position within a Grade II listed building and situated moments from the open green space of Pittville Park, this charming one-bedroom property offers well-presented accommodation arranged across two floors.

Council Tax band: B

Tenure: Share of Freehold

- No Onward Chain
- Share Of Freehold
- Grade II Listed Building
- Generous Double Bedroom With Large Built-In Wardrobe
- Open-Plan Kitchen/Dining/Sitting Room With Courtyard Access
- Allocated Parking Space Within Gated Rear Parking Area





Occupying an attractive position within a Grade II listed building and situated moments from the open green space of Pittville Park, this charming one-bedroom property offers well-presented accommodation arranged across two floors. Combining the character and setting of a period building with a practical open-plan layout, the property further benefits from direct access onto a courtyard, a generous double bedroom with excellent built-in storage and an allocated parking space within the gated parking area to the rear. Offered to the market with no onward chain, the property would make an excellent home, or investment opportunity.

**Kitchen/Dining/Sitting Room:** The property opens directly into an inviting open-plan living space, thoughtfully arranged to incorporate the kitchen, dining and sitting areas. The kitchen is fitted with a range of wall and base units complemented by work surfaces and tiled splashbacks, with an integrated oven and hob alongside space for further appliances. The open arrangement provides flexibility for both relaxing and dining, while the staircase rises to the first-floor accommodation. A particularly appealing feature is the set of glazed doors opening directly onto a courtyard, bringing natural light into the room and creating an attractive connection with the outside space.

**First Floor Landing:** Stairs rise from the main living accommodation to the first-floor landing, providing access to the bedroom and shower room. The landing also benefits from a large and useful storage cupboard, providing valuable additional space for everyday household items.

**Bedroom:** A particularly generous double bedroom extending across much of the first floor and enjoying excellent natural light from the sash window. The proportions comfortably accommodate a double bed alongside additional freestanding bedroom furniture. A large built-in wardrobe provides excellent storage, while the fixed wall-mounted shelving which are included in the sale, add further practical display and storage space.

**Shower Room:** Positioned on the first floor, the shower room is fitted with a generous enclosed shower, WC and wash hand basin incorporated within a useful vanity unit. A heated towel rail completes the room. Natural light flows through the room offered by the roof window.

**Courtyard:** Glazed doors from the open-plan kitchen, dining and sitting room open directly onto the courtyard, providing a pleasant outside area with space for a table and chairs.

**Parking:** The property benefits from one allocated parking space positioned to the rear of the building. Vehicular access to the rear parking area is via secure gates, providing a particularly useful feature for such a central Cheltenham location. Property also benefits from a secure bike shed.

#### **Additional Details:**

**Tenure:** Share Of Freehold

**Lease Length:** 961 years remaining

**Service Charge:** £1,500 per annum

**Ground Rent:** £1 per annum

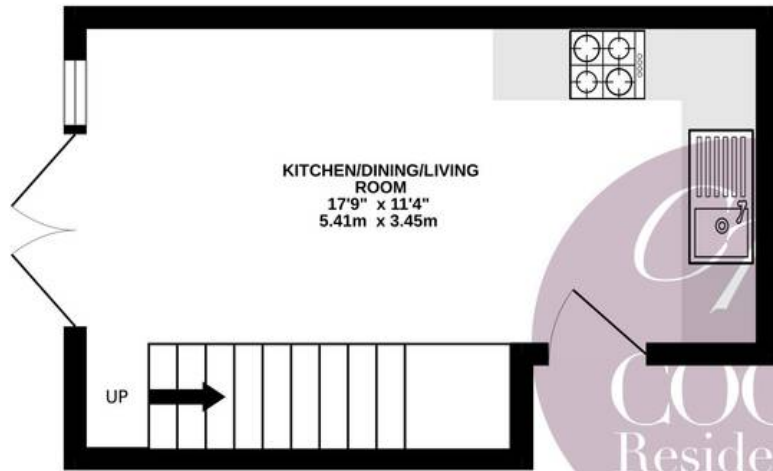
**Council Tax Band:** B

**Location:** The property enjoys an enviable position close to Pittville Park, one of Cheltenham's most celebrated green spaces, offering extensive parkland, lakes, leisure facilities and attractive walking routes. Cheltenham town centre is also within convenient reach, providing an excellent selection of shops, cafés, restaurants and bars, together with the town's renowned cultural and festival scene. The location combines the convenience of central Cheltenham living with the considerable benefit of having Pittville Park virtually on the doorstep.

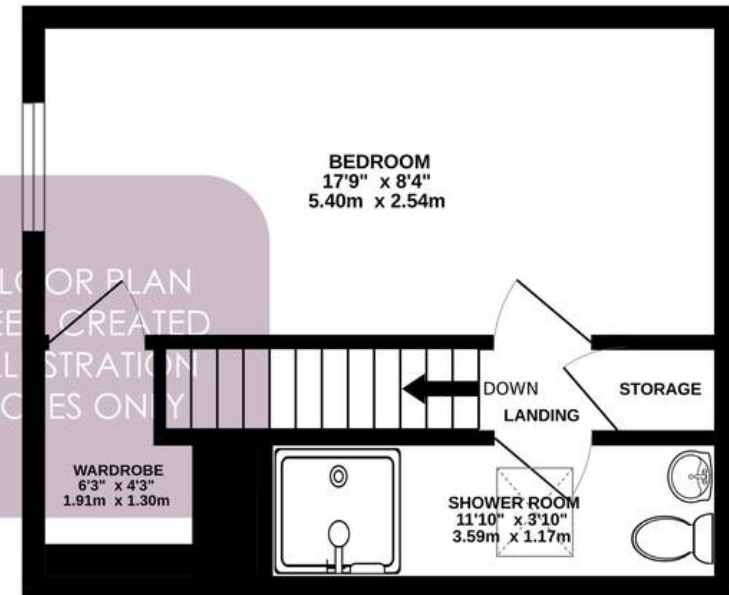
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GROUND FLOOR  
184 sq.ft. (17.1 sq.m.) approx.



1ST FLOOR  
251 sq.ft. (23.3 sq.m.) approx.



THIS FLOOR PLAN  
HAS BEEN CREATED  
FOR ILLUSTRATION  
PURPOSES ONLY

TOTAL FLOOR AREA : 434 sq.ft. (40.3 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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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.