



13 Tower House, Cheltenham, GL52 2PX

Asking Price **£215,000**



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# 13 Tower House

Cheltenham, GL52 2PX

- Ideal investment or first-time purchase
- No onward chain
- Approximate service charge: £1,200 per annum
- Bright and spacious open-plan living accommodation
- Situated within an attractive Grade II listed building
- Long lease with approximately 973 years remaining
- Allocated off-road parking space
- Council Tax Band B

Kitchen/Living area	17'01 max x 17'07 max (5.21m max x 5.36m max)
Bedroom	13'06 max x 9'05 max (4.11m max x 2.87m max)
Bathroom	6'03 x 5'04 (1.91m x 1.63m)



HMT Sales & Lettings are pleased to present this well-proportioned one-bedroom apartment, set within the stunning Grade II listed Tower House in the sought-after Pittville area, offered to the market with no onward chain.

The apartment features a bright and airy open-plan living space, offering ample room for both lounge and dining areas, ideal for relaxing or entertaining. The fitted kitchen includes an integrated fridge freezer, oven and hob, along with space and plumbing for both a slimline dishwasher and washing machine. Two large windows allow an abundance of natural light to fill the room.





The generously sized double bedroom provides space for additional furnishings, while the hallway benefits from a useful large storage cupboard. The bathroom comprises a bath with overhead shower, wash hand basin and WC.

Externally, the property further benefits from an allocated off-road parking space for added convenience.

TENURE: LEASEHOLD  
LEASE: 977 YEARS REMAINING  
GROUND BOROUGH COUNCIL  
COUNCIL TAX BAND: B RENT: PEPPERCORN  
SERVICE CHARGE: £1200 approx.  
COUNCIL: CHELTENHAM

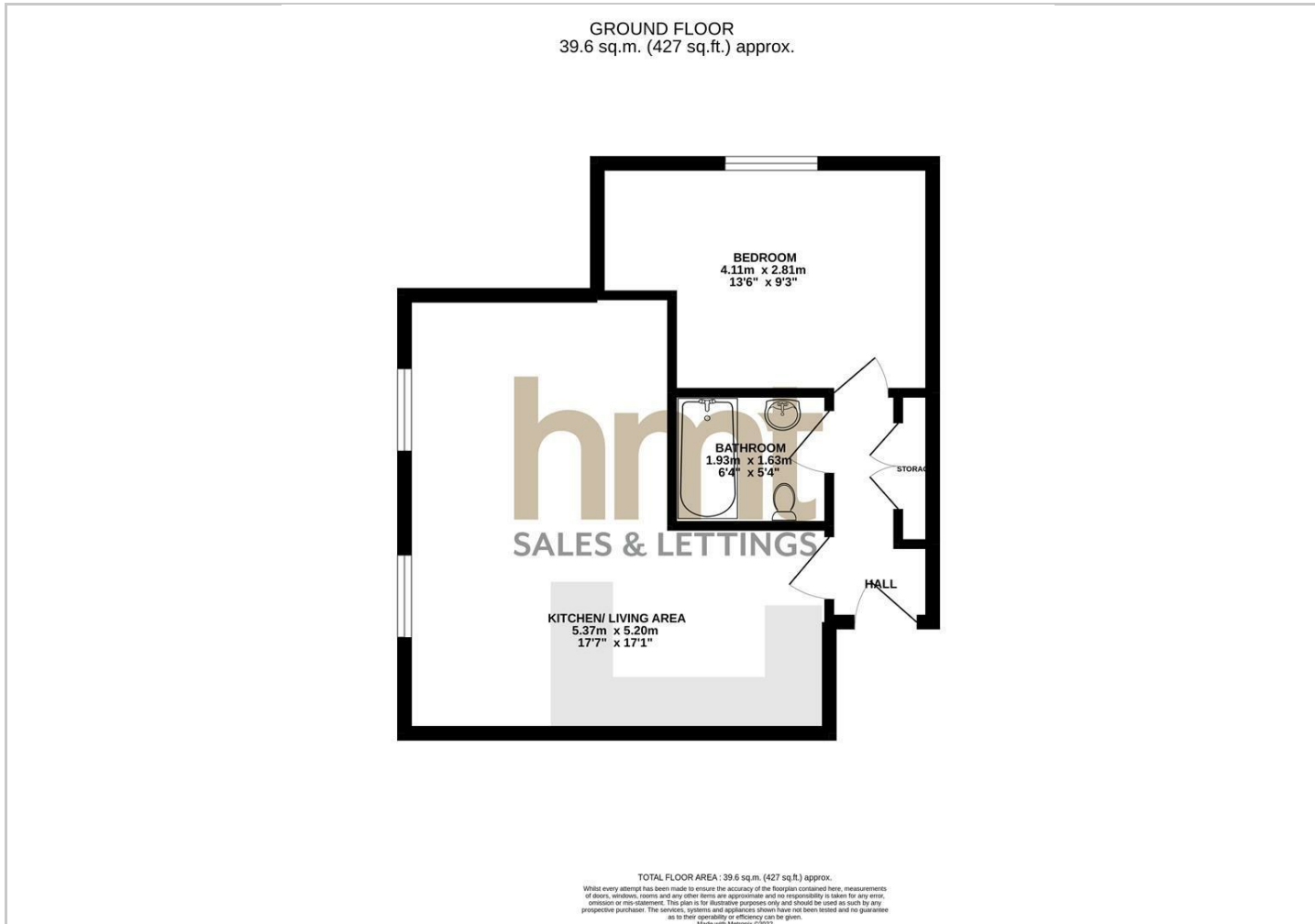
## Directions

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## Floor Plans



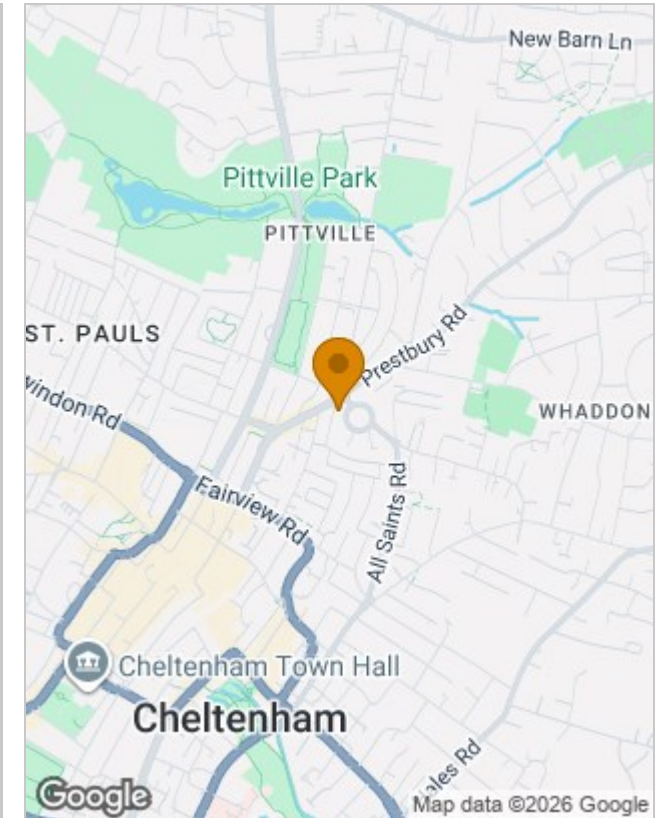
## Viewing

Please contact our HMT Office on 01242 521322 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

