

Pittville Circus Road, GL52







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A beautifully presented upper ground floor, purpose-built apartment offering generous and light-filled accommodation, all within easy walking distance of the town centre.

- Secure Entry
- Allocated Parking
- Balcony
- Communal Gardens
- Full Fibre Broadband Connectivity
- Bicycle Storage



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The current owner has thoughtfully upgraded the property throughout, creating a stylish and welcoming home. An inviting entrance hall provides useful built-in utility storage and leads through to an impressive L-shaped sitting/dining room. French doors open to a Juliet balcony, while additional windows to both front and side aspects ensure an abundance of natural light.

The recently refitted kitchen is accessed via double doors and features sleek grey wall and base units complemented by integrated appliances, delivering a contemporary and highly functional space.

There are two well-proportioned double bedrooms. The principal bedroom enjoys double doors opening onto a private east-facing balcony and benefits from a refurbished en suite shower room. A modern family bathroom serves the second bedroom and is fitted with a white suite and built-in vanity storage. ►



- ▶ Externally, residents have access to a communal garden to the rear, along with an allocated parking space and bicycle storage positioned securely behind electric gates. Further benefits include full fibre broadband connectivity, double glazing, a secure entry phone system, bicycle storage, and a disabled platform lift to the main entrance.

Tenure: Share of Freehold
Council Tax Band: D
Local Authority: Cheltenham
Service charge: £2522.72 annually





LOCATION



Property location

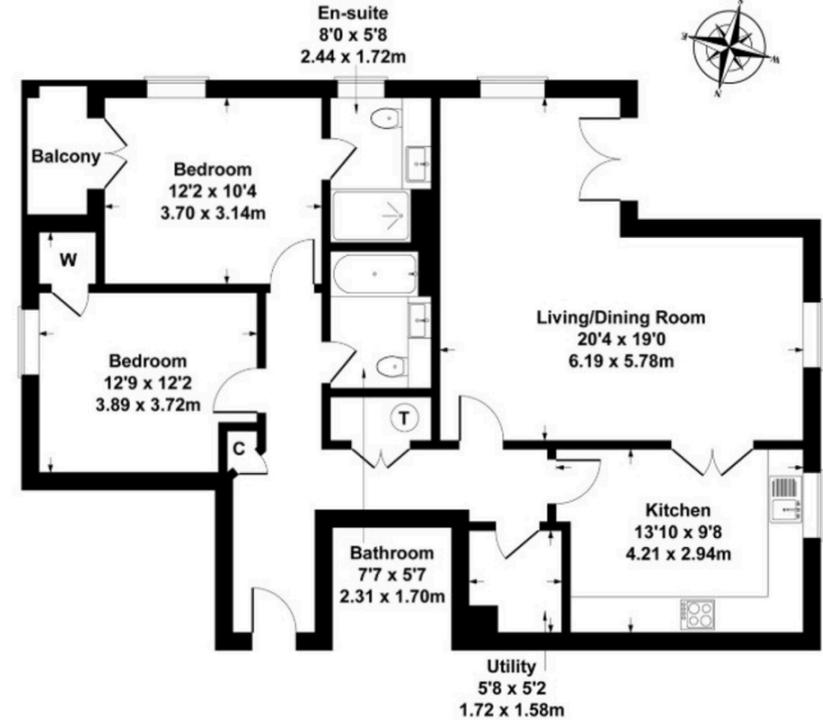
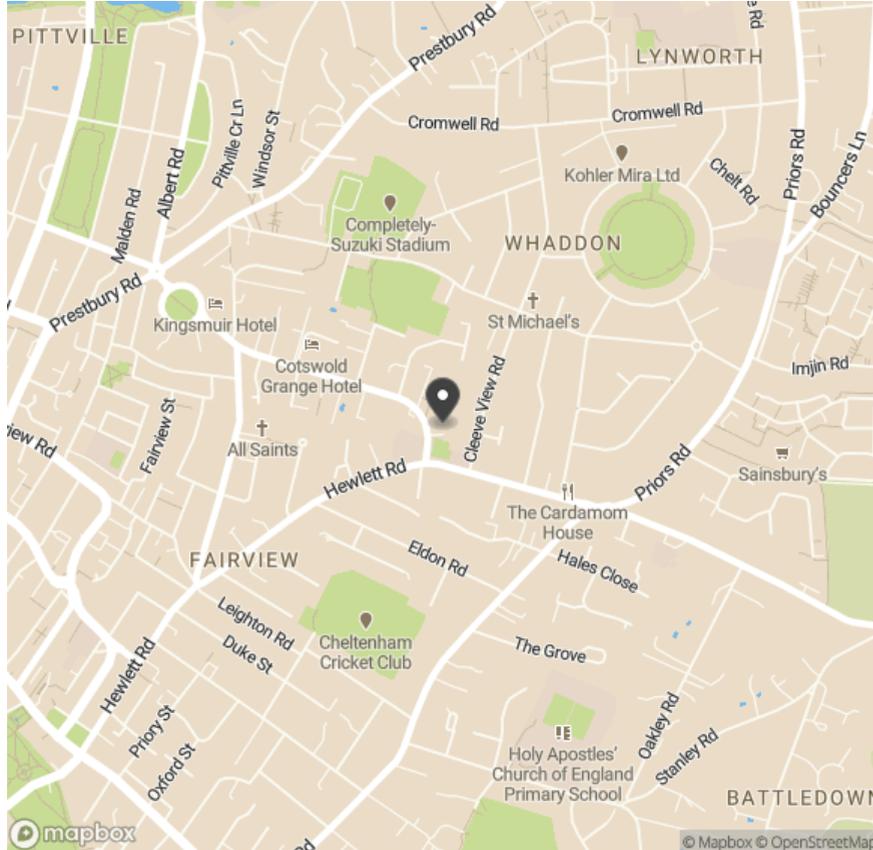
ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: **72**

Potential: **80**

FLOOR PLAN

1001 sq ft (92 sq m)



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