



**6 QUEENSHOLME, PITTVILLE CIRCUS ROAD, CHELTENHAM, GL52 2QE**

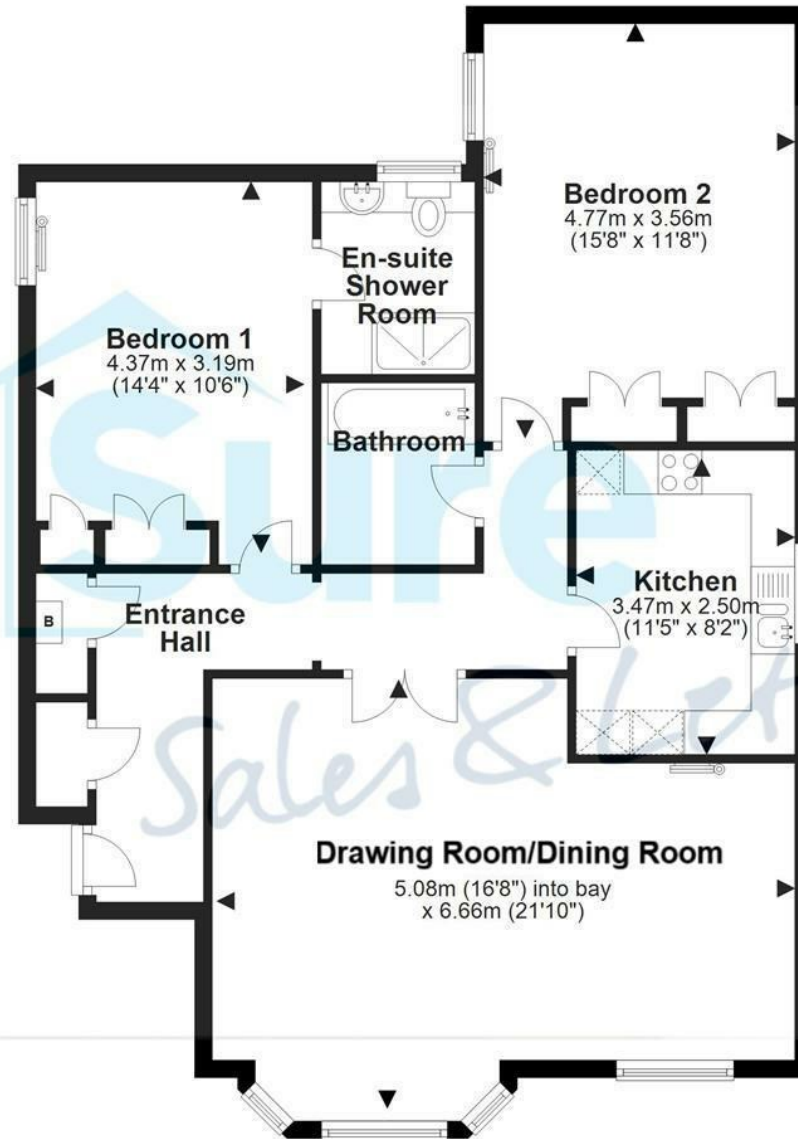
**PRICE GUIDE £465,000**

**LEASEHOLD - SHARE OF FREEHOLD CHELTENHAM BOROUGH COUNCIL  
COUNCIL TAX BAND D**



## First Floor

Approx. 90.9 sq. metres (978.9 sq. feet)



Total area: approx. 90.9 sq. metres (978.9 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.  
Plan produced using PlanUp.





A most appealing, spacious and well presented first floor apartment within the most handsome period-style building offering superb and elegant accommodation and the rare benefit of both allocated parking and a single garage.

Queensholme has a beautiful communal entrance hall and delightful wide staircase (and lift to all floors). On the first floor Flat 6 gives access to a welcoming hallway, an elegant and spacious drawing/dining room enjoying a south-westerly aspect with a bay window and high ceilings, there is a good size kitchen, two double bedrooms (each with fitted wardrobes) and the main bedroom has an en-suite to the master bedroom and there is a further bedroom. Residents also enjoy well-kept communal gardens and a peaceful outlook, with the building set well back from the road in this highly sought-after area.

The property benefits from an internal lift to all floors, a secure entry system, and a long-established Residents' Committee overseen by a reputable Management Company. The communal areas are cleaned regularly under a longstanding contract, and the gardens and grounds are maintained via a professional long-term arrangement. The internal sash window mechanism has been overhauled and refurbished in recent years.

A full external refurbishment of the building is scheduled for completion by Summer 2026, including repainting of all external masonry, repointing and repainting of brickwork, refurbishment and painting of sash windows, painting of external doors and ironwork/railings, and maintenance/painting of the garage block—offering significant long-term benefit to future owners.

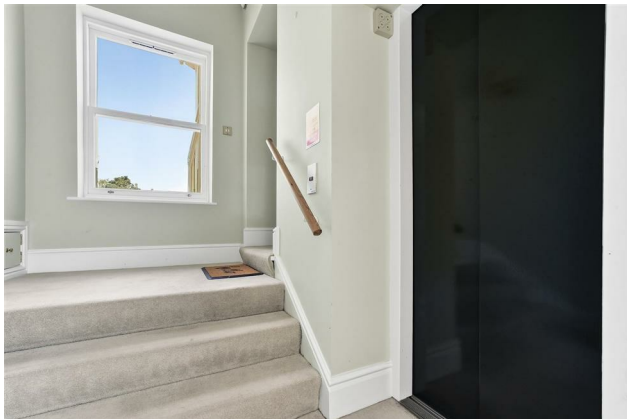
This is a rare opportunity to acquire a beautifully positioned apartment combining period charm, modern convenience, excellent management, and a quiet, private setting.











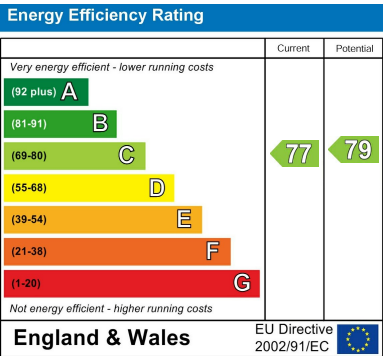
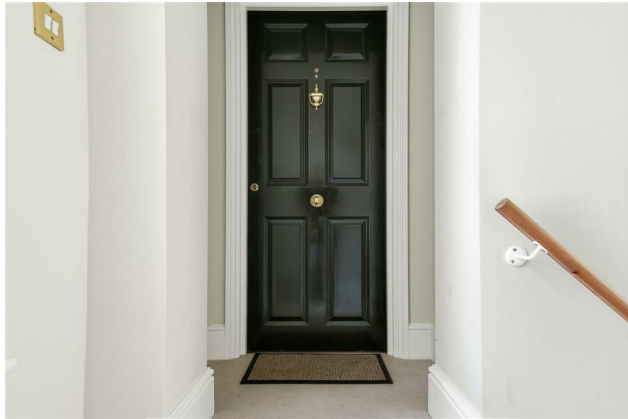


All information subject to legal confirmation

Important Notice: SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

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