

Pittville Circus Road, Pittville, GL52 2QP

Guide Price £230,000







Pittville Circus Road

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A beautifully presented third-floor, two bedroom apartment forming part of the sought-after Cotswold Lodge development on Pittville Circus Road. Offered to the market with no onward chain.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- No Onward Chain
- Third Floor Apartment With Lift Access
- Two Double Bedrooms
- Refitted Kitchen With Integrated Appliances
- Private Garage And Residents' Parking
- Share Of Freehold In Sought-After Pittville Location









A beautifully presented third-floor apartment forming part of the sought-after Cotswold Lodge development on Pittville Circus Road. Offered to the market with no onward chain, this spacious two-bedroom apartment extends to approximately 805 sq.ft. and has been thoughtfully updated by the current owner, including a stylish refitted kitchen with integrated appliances and a contemporary shower room. Further benefits include lift access to all floors, a private garage, residents' parking, well-maintained communal gardens, and a share of the freehold.

Entrance Hall: A particularly spacious entrance hall providing an excellent first impression, with doors leading to all principal rooms and useful built-in storage.

Sitting/Dining Room: A bright and generously proportioned reception room offering ample space for both seating and dining areas. A large window allows natural light to flood the room whilst enjoying an attractive outlook over the surrounding greenery. Finished in neutral tones throughout, this versatile space is ideal for both everyday living and entertaining.

Kitchen: Beautifully refitted in a contemporary shaker style, the kitchen is fitted with a range of wall and base units complemented by marble-effect worktops and metro-tiled splashbacks. Features include an integrated fridge/freezer, integrated dishwasher, integrated oven, induction hob with extractor hood over, inset sink with mixer tap, tiled flooring, and excellent storage throughout.

Bedroom One: A spacious double bedroom enjoying elevated views across mature trees and the surrounding area. The room offers ample space for a range of bedroom furniture and benefits from a bright and airy feel.

Bedroom Two: A further generous double bedroom, again enjoying pleasant elevated views and offering flexible accommodation suitable as a guest bedroom, home office or second double bedroom.

Shower Room: Stylishly refitted to a high standard, comprising a curved shower enclosure, concealed cistern WC, vanity wash hand basin with storage beneath, heated towel rail, contemporary tiling, and patterned flooring. A frosted window provides natural light and ventilation.

Communal Areas: Residents benefit from a secure communal entrance with lift access to all floors, well-maintained communal hallways, attractive communal gardens surrounding the building, and ample residents' parking.

Garage & Parking: The property benefits from a private garage measuring approximately 18'0" x 8'8", providing excellent storage or secure parking. In addition, residents have access to unallocated parking within the development.

Additional Details:

Tenure: Share of Freehold

Lease Length: Approximately 900 Years Remaining

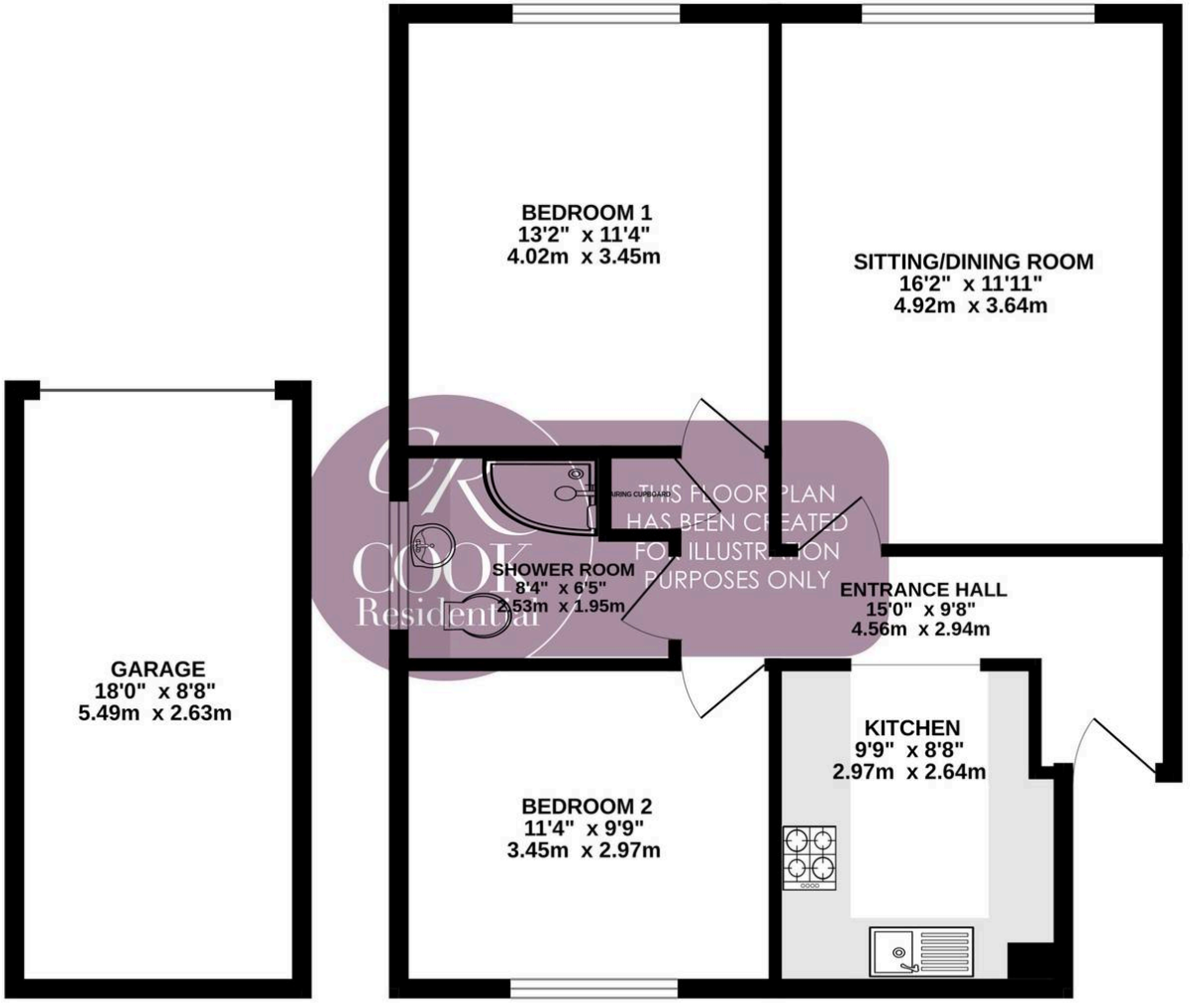
Service Charge: £1,800 Per Annum

Council Tax Band: C

Location: Pittville is one of Cheltenham's most desirable locations, renowned for its elegant architecture, beautiful green spaces and proximity to the town centre. The property is situated just a short distance from Pittville Park and the historic Pump Rooms, whilst Cheltenham town centre offers an extensive range of shops, restaurants, cafés and leisure facilities. Excellent transport links are available via Cheltenham Spa railway station and nearby road networks, making this an ideal location for both owner-occupiers and those seeking a conveniently positioned lock-up-and-leave property.

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THIRD FLOOR
805 sq.ft. (74.8 sq.m.) approx.



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TOTAL FLOOR AREA : 805 sq.ft. (74.8 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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