

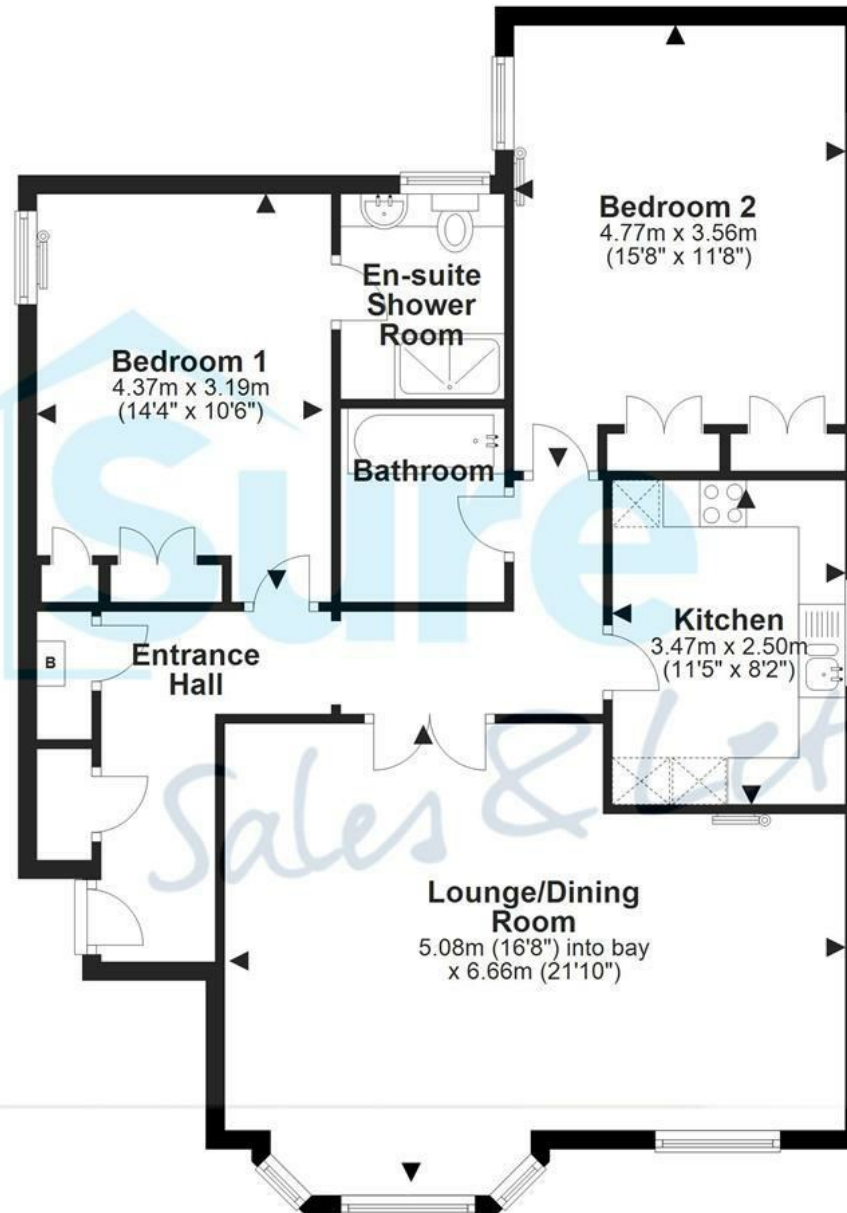


**APARTMENT 6 QUEENSHOLME
PITTVILLE CIRCUS ROAD
CHELTENHAM
GL52 2QE**

£1,500 PCM

CHELTENHAM 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



FULLY FURNISHED A most appealing, spacious and well presented first floor apartment within the most handsome period-style building offering superb and elegant accommodation and the benefit of both allocated parking

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









Cheltenham's town centre, Montpellier, and The Promenade are all within a mile offering a vibrant mix of shopping and dining. Highlights include the High Street's John Lewis flagship store, the Regent Arcade, and a wide selection of boutiques, cafés, and restaurants—including six Michelin-starred establishments and the ever-popular Ivy.

Cheltenham is celebrated for its rich cultural calendar, hosting renowned events such as the Literature Festival, Jazz Festival, Science Festival, and Food & Drink Festival. Many of these take place in the historic Town Hall, the beautifully landscaped Montpellier Gardens, and the recently restored Everyman Theatre.

The town is also home to the prestigious Cheltenham Gold Cup Festival at Prestbury Park Racecourse. Adjacent to the racecourse is The Centaur, a versatile venue for live entertainment, including comedy shows, exhibitions, and recent events like the Snooker Finals.

The delightful Pittville Lawn along with the Historic Grade II listed Pittville Park which boasts lakes including a delightful boating and fishing lake, children's play area and aviaries, tennis courts, skate park and a pitch and putt golf course and the elegant Grade I Listed Pittville Pump Room are around half a mile away.

For commuters and travellers, excellent transport links are close at hand via the Leckhampton and Shurdington Road bypass, providing swift access to the A40, M5 (North and South), and nearby towns such as Gloucester, Swindon, and Cirencester.



Sure Property Group
23 Bath Street, Cheltenham
GL50 1YA
01242 241200
info@surecheltenham.co.uk